



Texas Department of Insurance

Property & Casualty Program – Actuarial Division

Mail Code 105-5F, 333 Guadalupe • P. O. Box 149104, Austin, Texas 78714-9104

September 12, 2001

BULLETIN NO. B-0037-01

TO ALL INSURANCE COMPANIES, CORPORATIONS, MUTUALS, ASSOCIATIONS,
OR OTHER INSURERS WRITING RESIDENTIAL PROPERTY INSURANCE IN THE
STATE OF TEXAS

RESIDENTIAL PROPERTY: HOMEOWNERS, TENANTS, AND
DWELLING FIRE, EXTENDED COVERAGE, ADDITIONAL
EXTENDED COVERAGE AND PHYSICAL LOSS FORM
BENCHMARK RATES

On August 30, 2001, the Commissioner of Insurance (Commissioner), in accordance with the statutory requirements of Article 5.101, *Texas Insurance Code*, entered Commissioner's Order No. 01-0828 establishing new benchmark rates for residential property, which is composed of homeowners, tenants, and dwelling fire, extended coverage, additional extended coverage and physical loss form. The Commissioner ordered changes in benchmark rates for the above-listed residential property coverages. The overall residential property rate change is +0.7%. The Commissioner also ordered changes in the rating territory of one county. The changes in benchmark rates by coverage are summarized in the machine letter (see below).

The changes in the benchmark rates ordered by the Commissioner are effective **November 1, 2001**. For flex rate filings, Article 5.101 of the *Texas Insurance Code* states that within 30 days of the effective date of the benchmark rates each insurer that proposes to write that line of insurance during the effective period of the benchmark rates shall make a rate filing with the Texas Department of Insurance (Department).

The new rates take effect on the date specified by the insurer, but not later than the 60th day after the date of filing of the rates with the Department. From and after the effective date of the benchmark rates, November 1, 2001, and prior to the effective date of the new filing, the insurer's previously filed rates shall remain in effect unless the insurer makes an additional filing based on the previous benchmark rates for new policies or policies renewing prior to the specified effective date of its new rates.

Please refer to the rating examples for homeowners and dwelling coverages for detailed examples of the rating rules. These examples are intended to illustrate most of the rating rules in the Texas Personal Lines Manual, and as such, do not necessarily represent scenarios that would actually occur.

Also included in the machine letter are references to public protection classification 8B and deletions of outdated rate capping and previous key rate references as adopted in Commissioner's Order No. 01-0815, published in the September 7, 2001, issue of the *Texas Register* (26 TexReg 6969), with the rates updated in accord with the Commissioner's benchmark rate order. The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001, with the rates updated in accord with the Commissioner's Order No. 01-0828.

The revised rates and rating examples (machine letter) are available for downloading at the Department's website: www.tdi.state.tx.us. Look for Commissioner's Bulletin No. B-0037-01 under "Bulletins" in the "Quick Links" drop down box on the website's home page. If you are unable to download the machine letter, a hard copy can be requested by contacting Lisa Garza at (512) 475-3017.

All flex filings should be submitted to:

TEXAS DEPARTMENT OF INSURANCE
PROPERTY AND CASUALTY INTAKE UNIT (MC 104-3B)
P.O. BOX 149104
AUSTIN, TX 78714-9104

Questions regarding residential property rate filings should be directed to J'ne Byckovski, Property & Casualty Actuarial Section, (512) 305-7527.

Sincerely,

Philip Presley, FCAS, MAAA
Chief Property & Casualty Actuary
Property & Casualty

Attachments on the TDI Website:
Texas Personal Lines Machine Letter

**TEXAS RESIDENTIAL PROPERTY INSURANCE
SUMMARY OF APPROVED BENCHMARK RATE CHANGES**

EFFECTIVE NOVEMBER 1, 2001

COVERAGE	Latest Year Premiums at Present Rates (Thousands)	Approved Statewide Average
Homeowners	\$2,266,680	+0.6%
Tenants	\$71,177	-12.1%
Fire	\$67,242	+6.7%
Extended Coverage	\$122,334	+7.2%
Additional Extended Coverage	\$7,092	+11.3%
Physical Loss Form	\$34,290	-1.3%
ALL COVERAGES	\$2,568,815	+0.7%

TEXAS PERSONAL LINES MACHINE LETTER

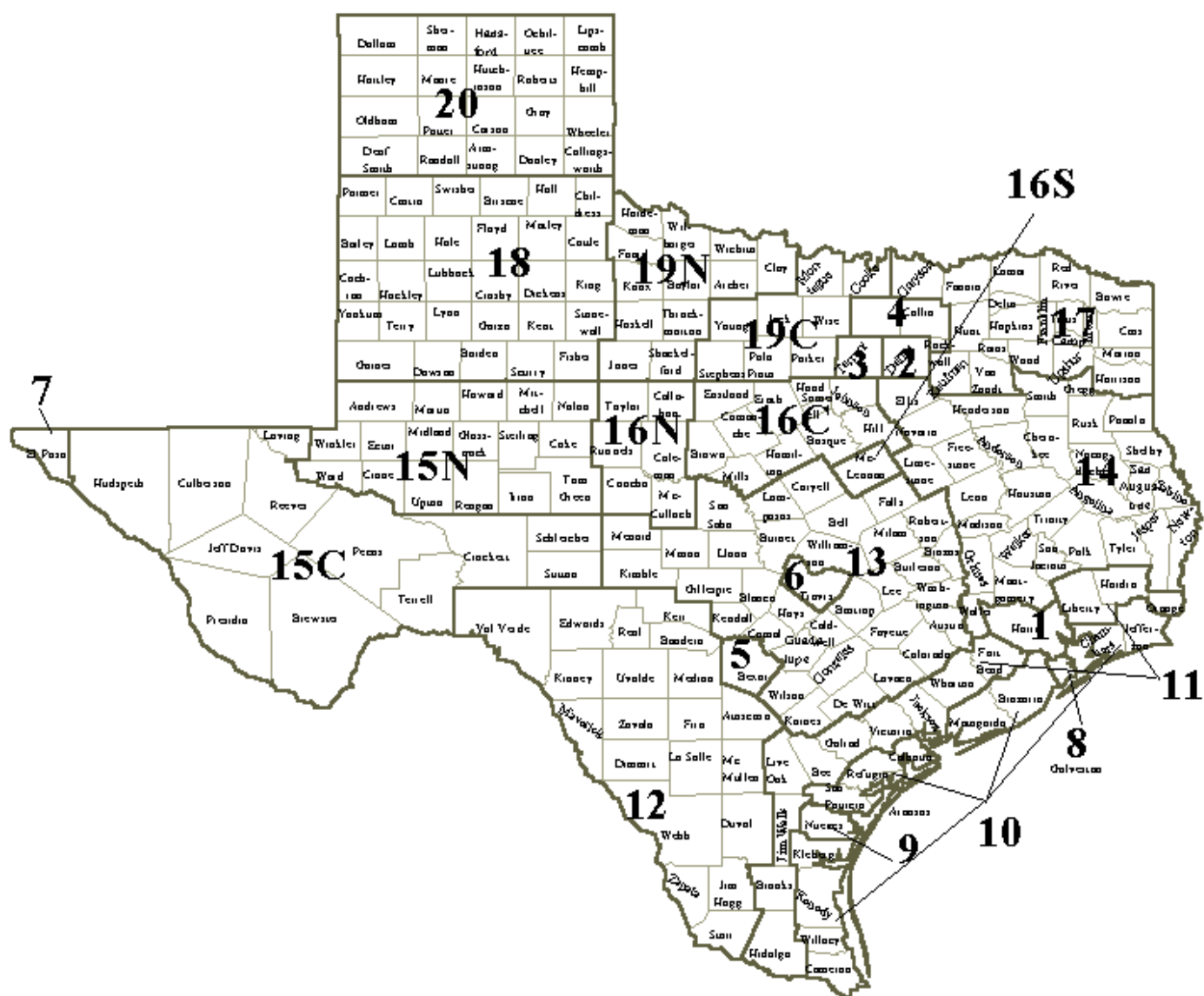
TEXAS RESIDENTIAL PROPERTY INSURANCE
Summary of Approved Benchmark Territory Changes

<u>COUNTY</u>	<u>Previous Rating Territory</u>	<u>New Rating Territory</u>
McLennan	16C	16S

TEXAS PERSONAL LINES MACHINE LETTER

IX. TEXAS PROPERTY INSURANCE RATING TERRITORIES

<u>County</u>	<u>Territory</u>	<u>County</u>	<u>Territory</u>	<u>County</u>	<u>Territory</u>	<u>County</u>	<u>Territory</u>	<u>County</u>	<u>Territory</u>
Anderson	14	Crockett	15C	Hays	13	Madison	14	Shackelford	19N
Andrews	15N	Crosby	18	Hemphill	20	Marion	17	Shelby	14
Angelina	14	Culberson	15C	Henderson	14	Martin	15N	Sherman	20
Aransas	10	Dallam	20	Hidalgo	11	Mason	13	Smith	14
Archer	19N	Dallas	2	Hill	16C	Matagorda	10	Somervell	16C
Armstrong	20	Dawson	18	Hockley	18	Maverick	12	Starr	12
Atascosa	12	Deaf Smith	20	Hood	16C	Medina	12	Stephens	19C
Austin	13	Delta	17	Hopkins	17	Menard	13	Sterling	15N
Bailey	18	Denton	4	Houston	14	Midland	15N	Stonewall	18
Bandera	12	De Witt	13	Howard	15N	Milam	13	Sutton	15C
Bastrop	13	Dickens	18	Hudspeth	15C	Mills	16C	Swisher	18
Baylor	19N	Dimmit	12	Hunt	17	Mitchell	15N	Tarrant	3
Bee	11	Donley	20	Hutchinson	20	Montague	19C	Taylor	16N
Bell	13	Duval	12	Irion	15N	Montgomery	14	Terrell	15C
Bexar	5	Eastland	16C	Jack	19C	Moore	20	Terry	18
Blanco	13	Ector	15N	Jackson	11	Morris	17	Throckmorton	19N
Borden	18	Edwards	12	Jasper	14	Motley	18	Titus	17
Bosque	16C	Ellis	14	Jeff Davis	15C	Nacogdoches	14	Tom Green	15N
Bowie	17	El Paso	7	Jefferson	10	Navarro	14	Travis	6
Brazoria	10	Erath	16C	Jim Hogg	12	Newton	14	Trinity	14
Brazos	13	Falls	13	Jim Wells	11	Nolan	15N	Tyler	14
Brewster	15C	Fannin	17	Johnson	16C	Nueces	9	Upshur	17
Briscoe	18	Fayette	13	Jones	19N	Ochiltree	20	Upton	15N
Brooks	11	Fisher	18	Karnes	13	Oldham	20	Uvalde	12
Brown	16C	Floyd	18	Kaufman	17	Orange	11	Val Verde	12
Burleson	13	Foard	19N	Kendall	13	Palo Pinto	19C	Van Zandt	17
Burnet	13	Fort Bend	11	Kenedy	10	Panola	14	Victoria	11
Caldwell	13	Franklin	17	Kent	18	Parker	19C	Walker	14
Calhoun	10	Freestone	14	Kerr	12	Parmer	18	Waller	14
Callahan	16N	Frio	12	Kimble	13	Pecos	15C	Ward	15N
Cameron	10	Gaines	18	King	18	Polk	14	Washington	13
Camp	17	Galveston	8	Kinney	12	Potter	20	Webb	12
Carson	20	Garza	18	Kleberg	10	Presidio	15C	Wharton	11
Cass	17	Gillespie	13	Knox	19N	Rains	17	Wheeler	20
Castro	18	Glasscock	15N	Lamar	17	Randall	20	Wichita	19N
Chambers	10	Goliad	11	Lamb	18	Reagan	15N	Wilbarger	19N
Cherokee	14	Gonzales	13	Lampasas	13	Real	12	Willacy	10
Childress	18	Gray	20	La Salle	12	Red River	17	Williamson	13
Clay	19N	Grayson	17	Lavaca	13	Reeves	15C	Wilson	13
Cochran	18	Gregg	14	Lee	13	Refugio	10	Winkler	15N
Coke	15N	Grimes	14	Leon	14	Roberts	20	Wise	19C
Coleman	16N	Guadalupe	13	Liberty	11	Robertson	13	Wood	17
Collin	4	Hale	18	Limestone	14	Rockwall	4	Yoakum	18
Collingsworth	20	Hall	18	Lipscomb	20	Runnels	16N	Young	19C
Colorado	13	Hamilton	16C	Live Oak	11	Rusk	14	Zapata	12
Comal	13	Hansford	20	Llano	13	Sabine	14	Zavala	12
Comanche	16C	Hardeman	19N	Loving	15C	San Augustine	14		
Concho	16N	Hardin	11	Lubbock	18	San Jacinto	14		
Cooke	19C	Harris	1	Lynn	18	San Patricio	10		
Coryell	13	Harrison	17	McCulloch	16N	San Saba	13		
Cottle	18	Hartley	20	McLennan	16S	Schleicher	15C		
Crane	15N	Haskell	19N	McMullen	12	Scurry	18		



TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

(Refer to page 10 of the Texas Personal Lines Manual.)

VI. RATING RULES

A. Rating Classifications

2. Public Protection Classification Codes *

Protection Class	Code
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
8B	B
9	9
10	A

* The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001.

(Refer to page 11 of the Texas Personal Lines Manual.)

B. Determination of Basic Premium

1. Basic Premium for HO-A, B, C is determined as follows:

Example: Brick Home, Form HO-A, Territory 10, PPC-6
Coverage A amount of insurance = \$135,000
Coverage B amount of insurance = \$54,000

Homeowners Base Premium		\$100.000
Multiply by Protection/Construction Factor	x	<u>1.05</u>
(round to 3 decimals)		\$105.000
Multiply by Amount of Insurance Factor		<u>5.835</u>
(round to 3 decimals)		\$612.675
Basic Benchmark Homeowners Premium		\$612.675

(Refer to page 12 of the Texas Personal Lines Manual.)

2. Basic Premium for Tenant Homeowners & Condominium Forms is determined as follows:

Example: Frame Apartment, Form HO-BT, Territory 7, PPC-8
Coverage B amount of insurance = \$25,000

Tenant Homeowners Base Premium		\$49.000
Multiply by Protection/Construction Factor	x	<u>1.54</u>
(round to 3 decimals)		\$75.460
Multiply by Amount of Insurance Factor		<u>1.91</u>
(round to 3 decimals)		\$144.129
Basic Benchmark Tenants Premium		\$144.129

If a charge for a single entrance to be used by more than four families is to be applied:

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

Single Entrance Charge	\$13.69
Basic Benchmark Tenants Premium including Single Entrance Charge (\$144.129 + \$13.69)	\$157.819

(Refer to page 15 of the Texas Personal Lines Manual.)

M. Rate and Premium Computation Rule

2. Rate Calculations

Example:

Homeowners premium based on a Homeowners Form B

Brick Veneer Construction

Replacement Cost for Personal Property

Protection Class 6

Territory 9

Increased Limit of Liability Section II

Plus 5% flex

\$250 deductible

Optional Credit for Central Station Burglar Alarm

Optional Credit for Senior Citizen Discount

Increased Limits of Jewelry

Using the benchmark premiums and rates and rating factors in effect as of November 1, 2001.

Coverage A	\$100,000
Coverage B	60,000
Coverage C	300,000
Coverage D	500
Jewelry	3,000

COVERAGE A & COVERAGE B

Base Premium		\$239.00
Protection/Constructon Factor	x	<u>1.10</u>
		\$262.900 *

Calculation of Amount of Insurance Factor (for \$20,000 Increased Coverage B):

20 x .015 = 0.300 (0.015 per \$1,000)	
+ 4.586 (HO Table C; \$100,000/40,000 Factor)	
= 4.886 (\$100,000/60,000 Factor)	x <u>4.886</u>
	\$ 1,284.529 *

Coverage A & B Benchmark Basic Premium	\$ 1,284.529 *
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Flex	x <u>1.05</u>
	\$ 1,348.755 *

Total Basic Premium (Rounded)	\$1,349.00
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DEDUCTIBLE

Deductible Adjustment Clause 1 (11%)	
(\$1349.00 x 0.11 = 148.390*) Round	+ <u>\$148.00</u>
	\$1,497.00

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

Deductible Adjustment Clause 2 (15%) (\$1349.00 x 0.15= 202.350*) Round	+	<u>\$202.00</u>
		\$1,699.00

OTHER COVERAGES & ENDORSEMENTS

Endorsement HO-101 (5%) (\$1349.00 x 0.05= 67.450*) Round	+	<u>\$67.00</u>
		\$1,766.00

Endorsement HO-110 (\$1.01 per \$100 of increase times flex percent) (\$1.01x25x1.05 flex=26.513*) Round		<u>\$27.00</u>
		\$1,793.00

Increased Liability Limits (\$5.05x1.05 flex = 5.303*) Round	+	<u>\$5.00</u>
		\$1,798.00

CREDITS

Central station Burglar Alarm (12% credit) (\$1349.00 x 0.12 = 161.880*) Round		<u>-\$162.00</u>
		\$1,636.00

Senior Citizen (5% credit) (\$1349.00 x 0.05 = 67.450*) Round		<u>-\$67.00</u>
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Total Policy Premium		\$1,569.00
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(Refer to pages 16-17 of the Texas Personal Lines Manual.)

N. Mandatory Roof Covering Credits

Example: (Roof Credit Applicable)
Homeowners premium based on a Homeowners Form B
Brick Veneer Construction
Class 2 Roof Covering
Replacement Cost for Personal Property
Protection Class 6
Territory 9
Increased Limit of Liability Section II
Plus 5% flex
\$250 deductible
Optional Credit for Central Station Burglar Alarm
Optional Credit for Senior Citizen Discount
Increased Limits of Jewelry
Using the benchmark premiums and rates and rating factors in effect as of November 1, 2001.

Coverage A	\$100,000
Coverage B	60,000
Coverage C	300,000
Coverage D	500
Jewelry	3,000

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

COVERAGE A & COVERAGE B

Base Premium		\$239.00
Protection/Constructon Factor	x	<u>1.10</u>
		\$262.900 *

Calculation of Amount of Insurance Factor (for \$20,000 Increased Coverage B):

20 x .015 = 0.300 (0.015 per \$1,000)		
+ 4.586 (HO Table C; \$100,000/40,000 Factor)		
= 4.886 (\$100,000/60,000 Factor)	x	<u>4.886</u>
		\$ 1,284.529 *

Coverage A & B Benchmark Basic Premium		\$ 1,284.529 *
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Roof Covering Credit (2%), [1284.529x(1-0.02)]		1,258.838
Flex	x	<u>1.05</u>
		\$ 1,321.780

Total Basic Premium (Rounded)		\$1,322.00
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DEDUCTIBLE

Deductible Adjustment Clause 1 (11%)		
(\$1322.00 x 0.11 = 145.420*) Round	+	<u>\$145.00</u>
		\$1,467.00

Deductible Adjustment Clause 2 (15%)		
(\$1322.00 x 0.15= 198.300*) Round	+	<u>\$198.00</u>
		\$1,665.00

OTHER COVERAGES & ENDORSEMENTS

Endorsement HO-101 (5%)		
(\$1322.00 x 0.05= 66.100*) Round	+	<u>\$66.00</u>
		\$1,731.00

Endorsement HO-110 (\$1.01 per \$100 of increase times flex percent) (\$1.01x25x1.05 flex=26.513*) Round		<u>\$27.00</u>
		\$1,758.00

Increased Liability Limits		
(\$5.05x1.05 flex = 5.303*) Round	+	<u>\$5.00</u>
		\$1,763.00

CREDITS

Central station Burglar Alarm (12% credit)		
(\$1322.00 x 0.12 = 158.640*) Round		<u>-\$159.00</u>
		\$1,604.00

Senior Citizen (5% credit)		
(\$1322.00 x 0.05 = 66.100*) Round		<u>-\$66.00</u>

Total Policy Premium		\$1,538.00
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TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-B
Example #1

Policy Information

<u>Coverage</u>	<u>Limits</u>
Coverage A - Dwelling	\$100,000
Coverage B - Contents	\$60,000
Coverage C - Personal Liability	\$300,000
Coverage D - Medical Payments	\$1,000

<u>Deductible</u>	<u>Amount</u>
Deductible No.1 - Wind & Hail	\$250
Deductible No. 2 - Other than Wind & Hail	\$250

<u>Endorsements</u>	<u>Surcharge</u>
HO-101 - Replacement Cost	+5.0%
HO-110 - Increased Jewelry Coverage	\$3,000
HO-330 - Claims Surcharge	+5.0%

<u>Optional Credits</u>	<u>Credit</u>
Central Station Alarm	-12.0%
Senior Citizen	-5.0%

<u>Rating Information</u>	
Construction Type	BV
Protection Class	6
Territory	9
Flex Percentage	+5.0%
Policy Term	1 year

Basic Premium Calculation

Base Premium (HO Table A)	\$239.000	
Protection/Construction Factor (HO Table B)	x 1.100	
	\$262.900	(round to three decimals)
Amount of Insurance Factor (HO Table C)	x 4.886	(see below)
	\$1,284.529	(round to three decimals)
Basic Benchmark Premium	\$1,284.529	(round to three decimals)
Flex Percent Factor	x 1.05	
	\$1,348.755	(round to three decimals)
Basic Premium (Rounded)	\$1,349	

Amount of Insurance Factor

Each Additional 1,000 Coverage B Factor (HO Table C)	0.015	
Increased Coverage B from 40,000 to 60,000 (in 000's)	x 20	
	0.300	(round to three decimals)
100,000 Amount of Ins Factor (HO Table C)	+ 4.586	
Amount of Insurance Factor	4.886	

TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-B
Example #1

Deductible Adjustments (Deductible Nos. 1 & 2)

Basic Premium	\$1,349.000	
Deductible No. 1 Adjustment Factor	x	<u>0.110</u>
		\$148.390 (round to three decimals)
Deductible No. 1 Adjustment (Rounded)		\$148

Basic Premium	\$1,349.000	
Deductible No. 2 Adjustment Factor	x	<u>0.150</u>
		\$202.350 (round to three decimals)
Deductible No. 2 Adjustment (Rounded)		\$202

Increased Liability Limits and Medical Payments

Increased Limits Base Premium (Premium Chart No. 28)		\$7.050
Flex Percent Factor	x	<u>1.05</u>
		\$7.403 (round to three decimals)
Increased Limits Surcharge (Rounded)		\$7

Endorsements

HO-101

Basic Premium	\$1,349.000	
Replacement Cost Surcharge Factor	x	<u>0.05</u>
		\$67.450 (round to three decimals)
Replacement Cost Surcharge (Rounded)		\$67

HO-110

Increased Jewelry Coverage Amount (in 00's)		25
Premium per \$100 (Premium Chart No. 6)	x	<u>\$1.010</u>
		\$25.250 (round to three decimals)
Flex	x	<u>1.05</u>
		\$26.513 (round to three decimals)
Increased Jewelry Coverage Surcharge (Rounded)		\$27

Optional Credits

Central Station Alarm

Basic Premium	\$1,349.000	
Central Station Alarm Credit Factor	x	<u>-0.12</u>
		-\$161.880 (round to three decimals)
Central Station Alarm Credit (Rounded)		-\$162

Senior Citizen Discount

Basic Premium	\$1,349.000	
Senior Citizen Discount Factor	x	<u>-0.05</u>
		-\$67.450 (round to three decimals)
Senior Citizen Discount (Rounded)		-\$67

TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-B
Example #1

Final Policy Premium

	<u>Premium Amount</u>
Basic Premium	\$1,349
Deductible No. 1 Adjustment	\$148
Deductible No. 2 Adjustment	\$202
Increased Limits Surcharge	\$7
Endorsements	\$94
Optional Credits	+ -\$229
Total Policy Premium Amount	\$1,571
Claims Surcharge	+ \$79 (see below)
Final Policy Premium Amount	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$1,650</div>

Claims Surcharge Endorsement

	<u>HO-330</u>	
Total Policy Premium Amount	\$1,571.000	
Claims Surcharge Factor	x 0.05	
	\$78.550	(round to three decimals)
Claims Surcharge (Rounded)	\$79	

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-BT
(Apartment)
Example #2

Policy Information

<u>Coverage</u>	<u>Limits</u>
Coverage B - Contents	\$65,000
Coverage C - Personal Liability	\$300,000
Coverage D - Medical Payments	\$1,000

<u>Deductible</u>	<u>Amount</u>
Deductible No.3 - All Perils	\$250

<u>Endorsements</u>	<u>Surcharge</u>
HO-101 - Replacement Cost	+15.0%
HO-110 - Increased Jewelry Coverage	\$3,000
HO-330 - Claims Surcharge	+5.0%

<u>Optional Credits</u>	<u>Credit</u>
Senior Citizen	-5.0%

Other Information

Single Entrance to Building used by more than four families
Not an FR/SFR/Sprinkler Risk

<u>Rating Information</u>	
Construction Type	BV
Protection Class	6
Territory	9
Flex Percentage	+5.0%
Policy Term	1 year

Basic Premium Calculation

Base Premium (Tenants Table A)	\$48.000	
FR/SFR Factor	x 1.000	
	\$48.000	(round to three decimals)
Protection/Construction Factor (Tenants Table B)	x 1.100	
	\$52.800	(round to three decimals)
Amount of Insurance Factor (Tenants Table C)	x 5.050	(see AOI calculation)
	\$266.640	(round to three decimals)
Single Entrance Surcharge (Premium Chart No. 39)	+ \$13.690	
Basic Benchmark Premium	\$280.330	(round to three decimals)
Flex Percent Factor	x 1.05	
	\$294.347	(round to three decimals)
Basic Premium (Rounded)	\$294	

TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-BT
(Apartment)
Example #2

Amount of Insurance Factor

Each Additional 1,000 Coverage B Factor (Tenants Table C)		0.080	
Increased Coverage B from 40,000 to 65,000 (in 000's)	x	25	
		2.000	(round to three decimals)
40,000 Amount of Ins Factor (Tenants Table C)	+	3.050	
Amount of Insurance Factor for 65,000		5.050	

Deductible Adjustments (Deductible No. 3)

Basic Premium		\$294.000	
Deductible No. 3 Adjustment Factor	x	0.050	
		\$14.700	(round to three decimals)
Deductible No. 3 Adjustment (Rounded)		\$15	

Increased Liability Limits and Medical Payments

Increased Limits Base Premium (Premium Chart No. 28)		\$7.050	
Flex Percent Factor	x	1.05	
		\$7.403	(round to three decimals)
Increased Limits Surcharge (Rounded)		\$7	

Endorsements

HO-101

Basic Premium		\$294.000	
Replacement Cost Surcharge Factor	x	0.15	
		\$44.100	(round to three decimals)
Replacement Cost Surcharge (Rounded)		\$44	

HO-110

Increased Jewelry Coverage Amount (in 00's)		25	
Premium per \$100 (Premium Chart No. 6)	x	\$1.010	
		\$25.250	(round to three decimals)
Flex	x	1.05	
		\$26.513	(round to three decimals)
Increased Jewelry Coverage Surcharge (Rounded)		\$27	

Optional Credits

Senior Citizen Discount

Basic Premium		\$294.000	
Senior Citizen Discount Factor	x	-0.05	
		-\$14.700	(round to three decimals)
Senior Citizen Discount (Rounded)		-\$15	

TEXAS PERSONAL LINES MACHINE LETTER
EXAMPLE PREMIUM CALCULATION FOR TEXAS FORM HO-BT
(Apartment)
Example #2

Final Policy Premium

	<u>Premium Amount</u>
Basic Premium	\$294
Deductible No. 3 Adjustment	\$15
Increased Limits Surcharge	\$7
Endorsements	\$71
Optional Credits	+ -\$15
Total Policy Premium Amount	\$372
Claims Surcharge	+ \$19 (see below)
Final Policy Premium Amount	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$391</div>

Claims Surcharge Endorsement

	<u>HO-330</u>	
Total Policy Premium Amount	\$372.000	
Claims Surcharge Factor	x 0.05	
	\$18.600	(round to three decimals)
Claims Surcharge (Rounded)	\$19	

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

EXAMPLE OF HO-140 PREMIUM REDUCTION FOR HOMEOWNERS POLICY

Example #3A

Assumptions: HO-B Brick Veneer Territory 9 Protection Class 6 Flex +5%

Coverage A (Dwelling)			\$100,000
Coverage B (Personal Property)			60,000
Deductible Clause 1			250
Deductible Clause 2			250
HO-101 (Replacement Cost)			Attached
Base Premium			\$239.000
Protection/Construction Factor	x		1.100
			\$262.900
Amount of Insurance Factor (with increased Coverage B)	x		4.886
			\$1,284.529
Basic Benchmark Premium			\$1,284.529
Flex Factor	x		1.05
Basic Premium			\$1,349
Deductible Clause 1 (Excluded)	+		-
Deductible Clause 2 (15% of Basic Premium)	+		202
HO-101 (5% of Basic Premium)	+		67
Total Premium			\$1,618

Basic Premium Reduction

	Dwelling	Personal Property
Dwelling Extended Coverage Premium Chart	\$165.00	\$35.00
Dwelling Extended Coverage Territory Multiplier	x 2.312	x 2.278
Subtotal	\$381.480	\$79.730
Flex (HO-B Flex)	x 1.05	x 1.05
Gross Premium	\$400.554	\$83.717
Dwelling and Contents Combined		\$484.271
HO-140 (Primary Residence) Factor	x 0.98	
Indicated Reduction of Basic Premium	\$ 475	
70% of Basic Premium	\$ 944	
Premium Reduction of Basic Premium (min. of previous two lines)	\$ 475	

Replacement Cost Reduction

Gross Premium	\$400.554	\$83.717
Replacement Cost Surcharge	x 0.05	x 0.05
Subtotal	20.028	4.186
Dwelling and Contents Combined		\$24.214
HO-140 (Primary Residence) Factor	x 0.98	
Indicated Reduction of Replacement Cost Endorsement	\$ 24	
70% of Replacement Cost Endorsement	\$ 47	
Premium Reduction of Repl. Cost Endorsement (min. of previous two lines)	\$ 24	

Homeowners with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)		\$874
Deductible Clause 1 (Excluded)	+	-
Deductible Clause 2 (no change)	+	202
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+	43
Total Premium		\$1,119

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

EXAMPLE OF HO-140 PREMIUM REDUCTION FOR HOMEOWNERS POLICY

Example #3B

Assumptions: HO-B Brick Veneer Territory 8 Protection Class 6 Flex +5%

Coverage A (Dwelling)	\$250,000
Coverage B (Personal Property)	150,000
Deductible Clause 1	250
Deductible Clause 2	250
HO-101 (Replacement Cost)	Attached

Base Premium	\$114.000
Protection/Construction Factor	x 1.100
	\$125.400

Amount of Insurance Factor (with increased Coverage B)	x 10.320
	\$1,294.128

Basic Benchmark Premium	\$1,294.128
Flex Factor	x 1.05

Basic Premium	\$1,359
Deductible Clause 1 (Excluded)	+
Deductible Clause 2 (26% of Basic Premium)	+ 353
HO-101 (5% of Basic Premium)	+ 68

Total Premium **\$1,780**

Basic Premium Reduction

	Dwelling	Personal Property
Dwelling Extended Coverage Premium Chart	\$412.50	\$88.50
Dwelling Extended Coverage Territory Multiplier	x 2.312	x 2.278
Subtotal	\$953.700	\$201.603
Flex (HO-B Flex)	x 1.05	x 1.05
Gross Premium	\$1,001.385	\$211.683

Dwelling and Contents Combined	\$1,213.068
HO-140 (Primary Residence) Factor	x 0.98

Indicated Reduction of Basic Premium	\$ 1,189
70% of Basic Premium	\$ 951
Premium Reduction of Basic Premium (min. of previous two lines)	\$ 951

Replacement Cost Reduction

Gross Premium	\$1,001.385	\$211.683
Replacement Cost Surcharge	x 0.05	x 0.05
Subtotal	50.069	10.584

Dwelling and Contents Combined	\$60.653
HO-140 (Primary Residence) Factor	x 0.98

Indicated Reduction of Replacement Cost Endorsement	\$ 59
70% of Replacement Cost Endorsement	\$ 48
Premium Reduction of Repl. Cost Endorsement (min. of previous two lines)	\$ 48

Homeowners with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)	\$408
Deductible Clause 1 (Excluded)	+
Deductible Clause 2 (no change)	+ 353
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+ 20

Total Premium **\$781**

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

**Example of HO-140 Premium Reduction for Homeowners Policy with Optinal Large Deductible
Example #3c**

<u>Assumptions:</u>	HO-B	Brick Veneer	Territory 9	PPC 6	Flex +5%	
Coverage A (Dwelling)						\$100,000
Coverage B (Personal Property)						60,000
Deductible Clause 1						2%
Deductible Clause 2						2%
HO-101 (Replacement Cost)						Attached
HO-135 (Increased Cost of Construction - Building Laws)						10%
Base Premium						\$239.000
Protection/Construction Factor					x	1.100
						\$262.900
Amount of Insurance Factor (with increased Coverage B)					x	4.886
Basic Benchmark Premium						\$1,284.529
Flex Factor					x	1.05
Basic Premium						1,349
Deductible Clause 1 (Excluded)					+	-
Deductible Clause 2 (11% of Basic Premium)					+	(148)
HO-101 (5% of Basic Premium)					+	67
HO-135 (6% of Basic Premium)					+	81
Total Premium						1,349

Basic Premium Reduction

		Dwelling		Personal Property
Dwelling Extended Coverage Premium Chart		\$165.00		\$35.00
Dwelling Extended Coverage Territory Multiplier	x	2.312	x	2.278
Subtotal		\$381.480		\$79.730
Flex (HO-B Flex)	x	1.05	x	1.05
Gross Premium		\$400.554		\$83.717
Dwelling and Contents Combined				\$484.271
HO-140 (Primary Residence) Factor		x		0.98
Indicated Reduction of Basic Premium		\$ 475		
70% of Basic Premium		\$ 944		
Premium Reduction of Basic Premium (min. of previous two lines)		\$ 475		

Replacement Cost Reduction

Gross Premium		\$400.554		\$83.717
Replacement Cost Surcharge	x	0.05	x	0.05
Subtotal		20.028		4.186
Dwelling and Contents Combined				\$24.214
HO-140 (Primary Residence) Factor		x		0.98
Indicated Reduction of Replacement Cost Endorsement		\$ 24		
70% of Replacement Cost Endorsement		\$ 47		
Premium Reduction of Repl. Cost Endorsement (min. of previous two lines)		\$ 24		

Homeowners with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)				874
Deductible Clause 1 (Excluded)			+	-
Deductible Clause 2 (no change)			+	(148)
HO-101 (Replacement Cost Surcharge - Premium Reduction)			+	43
HO-135 (Increased Cost of Construction - Building Laws)			+	81
Total Premium				850

Example based on rates effective November 1, 2001

Texas Personal Lines Machine Letter

**Example of HO-140 Premium Reduction for Homeowners Policy
Example #3d**

<u>Assumptions:</u>	HO-B	Brick Veneer	Territory 9	PPC 6	Flex +5%	
Coverage A (Dwelling)						\$100,000
Coverage B (Personal Property)						60,000
Deductible Clause 1						\$250
Deductible Clause 2						\$250
HO-101 (Replacement Cost)						Attached
HO-135 (Increased Cost of Construction - Building Laws)						10%
Base Premium						\$239.000
Protection/Construction Factor					x	1.100
						\$262.900
Amount of Insurance Factor (with increased Coverage B)					x	4.886
Basic Benchmark Premium						\$1,284.529
Flex Factor					x	1.05
Basic Premium						1,349
Deductible Clause 1 (Excluded)					+	-
Deductible Clause 2 (15% of Basic Premium)					+	202
HO-101 (5% of Basic Premium)					+	67
HO-135 (6% of Basic Premium)						81
Total Premium						1,699

Basic Premium Reduction

		<u>Dwelling</u>		<u>Personal Property</u>
Dwelling Extended Coverage Premium Chart		\$165.00		\$35.00
Dwelling Extended Coverage Territory Multiplier	x	2.312	x	2.278
Subtotal		\$381.480		\$79.730
Flex (HO-B Flex)	x	1.05	x	1.05
Gross Premium		\$400.554		\$83.717
Dwelling and Contents Combined				\$484.271
HO-140 (Primary Residence) Factor			x	0.98
Indicated Reduction of Basic Premium		\$ 475		
70% of Basic Premium		\$ 944		
Premium Reduction of Basic Premium (min. of previous two lines)		\$ 475		

Replacement Cost Reduction

Gross Premium		\$400.554		\$83.717
Replacement Cost Surcharge	x	0.05	x	0.05
Subtotal		20.028		4.186
Dwelling and Contents Combined				\$24.214
HO-140 (Primary Residence) Factor			x	0.98
Indicated Reduction of Replacement Cost Endorsement		\$ 24		
70% of Replacement Cost Endorsement		\$ 47		
Premium Reduction of Repl. Cost Endorsement (min. of previous two lines)		\$ 24		

Homeowners with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)				874
Deductible Clause 1 (Excluded)			+	-
Deductible Clause 2 (no change)			+	202
HO-101 (Replacement Cost Surcharge - Premium Reduction)			+	43
HO-135 (Increased Cost of Construction - Building Laws)			+	81
Total Premium				1,200

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

**EXAMPLE OF HO-140 PREMIUM REDUCTION FOR HOMEOWNERS POLICY
WITH OPTIONAL LARGE DEDUCTIBLE OF 2.0%**

Example #4

Assumptions: HO-B Brick Veneer Territory 9 Protection Class 6 Flex +5%

Coverage A (Dwelling)			\$100,000
Coverage B (Personal Property)			60,000
Deductible Clause 1			2.0%
Deductible Clause 2			2.0%
HO-101 (Replacement Cost)			Attached
Base Premium			\$239.000
Protection/Construction Factor	x	1.100	\$262.900
Amount of Insurance Factor (with increased Coverage B)	x	4.886	\$1,284.529
Basic Benchmark Premium			\$1,284.529
Flex Factor	x	1.05	
Basic Premium			\$1,349
Deductible Clause 1 (Excluded)	+		-
Deductible Clause 2 (11% Credit)	+		(148)
HO-101 (5% of Basic Premium)	+		67
Total Premium			\$1,268

Basic Premium Reduction

	Dwelling	Personal Property
Dwelling Extended Coverage Premium Chart	\$165.00	\$35.00
Dwelling Extended Coverage Territory Multiplier	x 2.312	x 2.278
Subtotal	\$381.480	\$79.730
Flex (HO-B Flex)	x 1.05	x 1.05
Gross Premium	\$400.554	\$83.717
Dwelling and Contents Combined		\$484.271
HO-140 (Primary Residence) Factor	x 0.98	
Indicated Reduction of Basic Premium	\$ 475	
70% of Basic Premium	\$ 944	
Premium Reduction of Basic Premium (min. of previous two lines)	\$ 475	

Replacement Cost Reduction

Gross Premium	\$400.554	\$83.717
Replacement Cost Surcharge	x 0.05	x 0.05
Subtotal	20.028	4.186
Dwelling and Contents Combined		\$24.214
HO-140 (Primary Residence) Factor	x 0.98	
Indicated Reduction of Replacement Cost Endorsement	\$ 24	
70% of Replacement Cost Endorsement	\$ 47	
Premium Reduction of Repl. Cost Endorsement (min. of previous two lines)	\$ 24	

Homeowners with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)		\$874
Deductible Clause 1 (Excluded)	+	-
Deductible Clause 2 (no change)	+	(148)
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+	43
Total Premium		\$769

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

EXAMPLE OF HO-140B PREMIUM REDUCTION FOR HO-BT IN A DWELLING

Example #5

Assumptions: HO-BT Dwelling Brick Veneer Territory 9 Flex -5% Protection Class 6

Coverage B (Personal Property)		\$20,000
Deductible Clause 3		\$100
HO-101 (Replacement Cost)		Attached
Tenant Base Rate		\$34.000
Protection/Construction Factor	x	1.100
		\$37.400
Amount of Insurance Factor	x	1.530
		\$57.222
Basic Benchmark Premium		\$57.222
Flex	x	0.95
		\$54.361
Basic Premium (Rounded)		\$54
Deductible Clause 3 (18% of Basic Premium)	+	10
HO-101 (15% of Basic Premium)	+	8
Total Premium		\$72
Basic Premium Reduction		
Extended Coverage Premium Chart 1B		\$12
Contents Extended Coverage Territory Multiplier	x	2.278
Subtotal		\$27.336
Flex (HO-BT Flex)	x	0.95
Gross Premium		\$25.969
HO-140B (Primary Residence) Factor	x	0.96
Premium Reduction of Homeowners Basic Premium		\$25
Deductible Clause 3 Reduction		
Gross Premium		\$25.969
Deductible Adjustment (Dwelling Section)	x	0.08
Subtotal		\$2.078
HO-140B (Primary Residence) Factor	x	0.96
Premium Reduction of Deductible Clause 3		\$2
Replacement Cost Reduction		
Gross Premium		\$25.969
Replacement Cost Surcharge (End No. HO-101)	x	0.15
Subtotal		\$3.895
HO-140B (Primary Residence) Factor	x	0.96
Premium Reduction of Replacement Cost		\$4
Homeowners-Tenant with HO-140B Attached		
Basic Premium (Basic Premium - Premium Reduction)		\$29
Deductible Clause 3 (Deductible Clause 3 - Premium Reduction)	+	8
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+	4
Total Premium		\$41

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

EXAMPLE OF HO-140B PREMIUM REDUCTION FOR HO-BT IN AN APARTMENT

Example #6

Assumptions: HO-BT Apartment Brick Veneer Territory 9 Flex +20% Protection Class 6

Coverage B (Personal Property)		\$25,000
Deductible Clause 3		\$100
HO-101 (Replacement Cost)		Attached
Tenant Base Rate		\$48.000
Protection/Construction Factor	x	1.100
		\$52.800
Amount of Insurance Factor	x	1.910
		\$100.848
Basic Benchmark Premium		\$100.848
Flex	x	1.20
Basic Benchmark Premium		\$121.018
Basic Premium		\$121
Deductible Clause 3 (20% of Basic Premium)	+	24
HO-101 (15% of Basic Premium)	+	18
Total Premium		\$163
Basic Premium Reduction		
Extended Coverage Rate Chart (See Note Below)		0.635
50% of Building Rate	x	0.50
Subtotal		0.318
Amount of Coverage / 100	x	250
Subtotal		\$79.500
Flex (HO-BT Flex)	x	1.20
Gross Premium		\$95.400
HO-140B (Primary Residence) Factor	x	0.96
Premium Reduction of Homeowners Basic Premium		\$92
Deductible Clause 3 Reduction		
Deductible reduction does not apply to apartments, condominiums or other buildings.		
Replacement Cost Reduction		
Gross Premium		\$95.400
Replacement Cost Surcharge (End No. HO-101)	x	0.15
Subtotal		\$14.310
HO-140B (Primary Residence) Factor	x	0.96
Premium Reduction of Replacement Cost		\$14
Homeowners-Tenant with HO-140B Attached		
Basic Premium (Basic Premium - Premium Reduction)		\$29
Deductible Clause 3	+	24
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+	4
Total Premium		\$57

Example based on rates effective November 1, 2001

NOTE:

- For Apartments and Condominiums:
 - If EC construction is other than WR or SWR then use 50% of the building rate (see TWIA Manual General Index). The building rate is found in Rate Table A of the TWIA Manual. Use the 80% coinsurance rate.
 - If EC construction is WR or SWR then use the contents rate (see TWIA Manual General Index). The contents rate is found in Rate Table C of the TWIA Manual. Use the 80% coinsurance rate.
- For Other Buildings:

Determine the rate table to be used from the TWIA General Index.

TEXAS PERSONAL LINES MACHINE LETTER

EXAMPLE OF HO-140 PREMIUM REDUCTION FOR HO-CON-B
Example #7

Assumptions: HO-CON-B Condo Brick Veneer Territory 9 Flex -10% Protection Class 6

Coverage B (Personal Property)		\$50,000
Deductible Clause 3		\$250
HO-101 (Replacement Cost)		Attached
Tenant Base Rate		\$45,000
Protection/Construction Factor	x	1.100
		\$49,500
Amount of Insurance Factor	x	3.850
		\$190.575
Basic Benchmark Premium		\$190.575
Flex	x	0.90
		\$171.518
Basic Premium (Rounded)		\$172
Deductible Clause 3 (5% of Basic Premium)	+	9
HO-101 (15% of Basic Premium)	+	26
Total Premium		\$207

Basic Premium Reduction

Extended Coverage Rate Chart (See Note Below)		0.635
50% of Building Rate	x	0.50
Subtotal		0.318
Amount of Coverage / 100	x	500
Subtotal		\$159,000
Flex (HO-CON-B Flex)	x	0.90
Gross Premium		\$143,100
HO-140 (Primary Residence) Factor	x	0.96

Indicated Reduction of Basic Premium	\$	137
70% of Basic Premium	\$	120
Premium Reduction of Basic Premium (min. of previous two lines)	\$	120

Deductible Clause 3 Reduction

Deductible reduction does not apply to apartments, condominiums or other buildings.

Replacement Cost Reduction

Gross Premium		\$143,100
Replacement Cost Surcharge (End No. HO-101)	x	0.15
Subtotal		\$21,465
HO-140 (Primary Residence) Factor	x	0.96

Indicated Reduction of Basic Premium	\$	21
70% of Basic Premium	\$	18
Premium Reduction of Basic Premium (min. of previous two lines)	\$	18

Homeowners-Condo with HO-140 Attached

Basic Premium (Basic Premium - Premium Reduction)		\$35
Deductible Clause 3	+	9
HO-101 (Replacement Cost Surcharge - Premium Reduction)	+	5

Total Premium		\$49
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Example based on rates effective November 1, 2001

NOTE:

1. For Apartments and Condominiums:
 - a. If EC construction is other than WR or SWR then use 50% of the building rate (see TWIA Manual General Index). The building rate is found in Rate Table A of the TWIA Manual. Use the 80% coinsurance rate.
 - b. If EC construction is WR or SWR then use the contents rate (see TWIA Manual General Index). The contents rate is found in Rate Table C of the TWIA Manual. Use the 80% coinsurance rate.
2. For Other Buildings:

Determine the rate table to be used from the TWIA General Index.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

HOMEOWNERS - TABLE A
Annual Base Premiums - Deductibles No. 1
and No. 2 at 1% of Coverage A
(Minimum Deductible \$100)

Territory	Form HO-A	Form HO-B	Form HO-C
1	\$95	\$121	\$138
2	110	139	163
3	112	144	167
4	89	115	133
5	83	105	123
6	64	81	95
7	49	63	74
8	90	114	130
9	186	239	271
10	100	128	146
11	90	116	131
12	72	92	107
13	62	80	92
14	79	103	120
15C	97	126	145
15N	158	213	226
16C	95	123	143
16S	86	111	129
16N	120	160	174
17	107	137	159
18	136	183	197
19C	124	159	185
19N	151	201	215
20	135	180	195

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

HOMEOWNERS - TABLE B
Protection Class / Construction Factors

Public Protection Class	Type of Construction			
	Brick	Brick Veneer	Asbestos Clad & Stucco	Frame
1	0.86	0.90	0.91	1.08
2	0.86	0.90	0.91	1.08
3	0.94	0.98	0.99	1.18
4	0.96	1.00	1.01	1.20
5	1.00	1.05	1.06	1.26
6	1.05	1.10	1.11	1.32
7	1.10	1.15	1.16	1.38
8	1.15	1.20	1.21	1.44
8B *	1.17	1.22	1.35	1.70
9	1.18	1.23	1.49	1.95
10	1.20	1.25	1.52	1.98

* The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001.

Note: The Protection Class/Construction Factors shown above in Homeowners Table B did not change as a result of Commissioner's Order No. 01-0828. They are included in the machine letter to reflect the addition of PPC 8B (see the asterisk (*)) for additional information on PPC 8B).

TEXAS PERSONAL LINES MACHINE LETTER

**Homeowners
TENANTS - TABLE A**

TEXAS TENANTS FORMS HO-BT AND HO-CT OR CONDOMINIUM FORMS HO-CON-B AND HO-CON-C

Annual Base Premiums - Deductible No. 3 at 1% of Coverage B (Minimum Deductible \$100)

Territory	Dwellings & Townhouses		Apartments **		Other Buildings		Condominiums	
	Form B	Form C	Form B	Form C	Form B	Form C	Form B	Form C
1	\$41	\$62	\$61	\$92	\$69	\$100	\$55	\$84
2	32	48	44	66	48	72	43	65
3	32	48	45	66	48	72	44	65
4	24	36	33	49	35	54	32	48
5	40	61	55	83	61	90	55	82
6	29	43	39	59	43	64	39	58
7	37	55	49	75	55	83	49	74
8	29	43	42	63	46	69	39	58
9	34	50	48	72	52	80	45	68
10	29	43	42	62	45	69	39	58
11	35	52	51	78	57	85	47	71
12	29	44	39	59	44	65	39	58
13	25	37	32	49	36	54	32	48
14	32	48	43	64	48	71	42	63
15C	29	43	39	58	43	64	38	57
15N	31	46	47	72	53	79	45	67
16C	27	41	37	57	41	61	37	56
16S	25	37	33	51	37	55	33	51
16N	28	41	43	64	48	71	41	61
17	34	50	46	69	50	76	46	68
18	39	56	59	88	65	97	55	83
19C	30	44	40	60	44	66	40	59
19N	30	46	48	72	52	78	45	67
20	27	41	42	63	46	68	39	58

** Also applies to HO-BT and HO-CT Policies written on Tenant Occupied Condominiums rated under the Condominium Schedule.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

TENANT HOMEOWNERS - TABLE B
Protection Class / Construction Factors

Public Protection Class	Type of Construction			
	Brick	Brick Veneer	Asbestos Clad & Stucco	Frame
1	0.91	0.90	1.05	1.15
2	0.91	0.90	1.05	1.15
3	0.99	0.98	1.15	1.26
4	1.01	1.00	1.17	1.28
5	1.06	1.05	1.23	1.35
6	1.11	1.10	1.29	1.41
7	1.16	1.15	1.35	1.48
8	1.21	1.20	1.40	1.54
8B *	1.23	1.22	1.42	1.56
9	1.24	1.23	1.43	1.57
10	1.26	1.25	1.46	1.60

* The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001.

Note: The Protection Class/Construction Factors shown above in Tenant Homeowners Table B did not change as a result of Commissioner's Order No. 01-0828. They are included in the machine letter to reflect the addition of PPC 8B (see the asterisk (*) for additional information on PPC 8B).

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 5
Residential Glass**

Unscheduled Residence Glass Coverage may be provided by attaching HO-105 at a one year premium of \$5.05, each premises to be charged separately.

Scheduled Glass - Show the type, size, ornamentation and location in building and value for each item of glass. The premium per \$100 of insurance is \$5.05.

**PREMIUM CHART NO. 6
Jewelry, Watches and Furs - Increased Limits**

When it is desired to increase the limit for jewelry, watches and furs, attach HO-110 and charge the one year rate per \$100 of insurance, regardless of deductibles, shown below:

Form	
HO-A	\$1.01
HO-B & HO-BT	\$1.01
HO-C & HO-CT	\$2.01
HO-CON-B	\$1.01
HO-CON-C	\$2.01

**PREMIUM CHART NO. 7
Additional Limit on Business Personal Property**

Business Personal Property may be increased from \$2,500 at a one year rate of \$0.37 per \$100 of insurance by attaching Endorsement HO-111.

**PREMIUM CHART NO. 8
Money/Bank Cards, and Bullion/Valuable Papers - Increased Limits**

Additional limits for these items may be obtained at a one year premium per \$100 of:

Form	Money/Bankcards (Endorsement HO-112)	Bullion/Valuable Papers (Endorsement HO-113)
HO-A	\$1.01	\$1.01
HO-B & HO-BT	\$2.01	\$1.01
HO-C & HO-CT	\$2.01	\$2.01
HO-CON-B	\$2.01	\$1.01
HO-CON-C	\$2.01	\$2.01

**PREMIUM CHART NO. 9
Radio and Television Antenna**

Specific coverage for television and radio antennas, including satellite dishes and lead-in wiring, may be provided by attaching endorsement HO-120 at a one year premium of \$3.35 per \$100 of insurance.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 10
Greenhouses**

Windstorm, hurricane and hail coverage for greenhouses may be provided by attaching Endorsement HO-121 at a one year premium per \$100 of:

		Territory		
	2,3,4, 16C 16S,17,19C	5,6,7, 12,13,14,15C	15N, 16N, 18, 19N, 20	1,8,9, 10,11
Plain Glass	\$8.28	\$7.32	\$9.67	\$6.72
All Other	0.18	0.16	0.73	0.43

**PREMIUM CHART NO. 11
Cloth Awnings**

Windstorm, hurricane and hail coverage for cloth awnings may be provided by attaching Endorsement HO-122 at a one year premium per \$100 of:

		Territory		
	2,3,4, 16C 16S,17,19C	5,6,7, 12,13,14,15C	15N, 16N, 18, 19N,20	1,8,9, 10,11
	\$3.49	\$3.09	\$9.75	\$8.98

**PREMIUM CHART NO. 12
Physicians, Surgeons and Dentists Outside Coverage**

Attach Endorsement HO-125 and charge the following one year premium per \$100:

Loss Deductible Clause No. 2 or 3	Premium per \$100	
	Form HO-B, HO-BT, HO-CON-B	Form HO-C, HO-CT, HO-CON-C
\$100 or \$250 Ded.	\$1.01	\$1.01
1/2 of 1% Ded.	1.01	1.01
1% Ded.	1.01	1.01
\$500 Flat	1.01	1.01
\$1,000 Flat	1.01	1.01
Greater than 1%	1.01	1.01

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

PREMIUM CHART NO. 13 (Form HO-A only)

Additional Extended Coverage Endorsement

Coverage A	Coverage B	Premium	Coverage A	Coverage B	Premium
\$5,000	\$2,000	\$3	\$33,000	\$13,200	\$20
6,000	2,400	4	34,000	13,600	20
7,000	2,800	4	35,000	14,000	21
8,000	3,200	5	36,000	14,400	22
9,000	3,600	5	37,000	14,800	22
10,000	4,000	6	38,000	15,200	23
11,000	4,400	7	39,000	15,600	23
12,000	4,800	7	40,000	16,000	24
13,000	5,200	8	41,000	16,400	25
14,000	5,600	8	42,000	16,800	25
15,000	6,000	9	43,000	17,200	26
16,000	6,400	10	44,000	17,600	26
17,000	6,800	10	45,000	18,000	27
18,000	7,200	11	46,000	18,400	28
19,000	7,600	11	47,000	18,800	28
20,000	8,000	12	48,000	19,200	29
21,000	8,400	13	49,000	19,600	29
22,000	8,800	13	50,000	20,000	30
23,000	9,200	14	55,000	22,000	33
24,000	9,600	14	60,000	24,000	36
25,000	10,000	15	65,000	26,000	39
26,000	10,400	16	70,000	28,000	42
27,000	10,800	16	75,000	30,000	45
28,000	11,200	17	80,000	32,000	48
29,000	11,600	17	85,000	34,000	51
30,000	12,000	18	90,000	36,000	54
31,000	12,400	19	95,000	38,000	57
32,000	12,800	19	100,000	40,000	60
			Each Add'l - Add		
			\$5,000 Coverage A		
			\$1,000 Coverage B		
			Each Decrease - Subtract		
			\$1,000 Coverage B		

* If Coverage A is increased, apply the \$2.15 rate per each \$5,000 increase of Coverage A as well as the \$0.43 rate per each \$1,000 for the consequent increase of Coverage B, where Coverage B is at 40% of Coverage A.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 14
Other Structures on the Premises - Additional Amount**

Other structures on the premises are covered by the basic policy in an amount equal to 10% of the limit of liability for Coverage A (Dwelling). The 10% extension applicable to such outbuildings may be increased at the one year premium per \$1,000 shown in the table below, regardless of deductible.

Type				
Construction (Residence Premises)	Territory 2,3,4, 16C,16S,17,19C	Territory 5,6,7, 12,13,14,15C	Territory 15N, 16N, 18, 19N, 20	Territory 1,8,9, 10,11
Brick	\$4.36	\$3.82	\$7.59	\$3.52
Brick Veneer	4.36	3.82	7.59	4.39
Asbestos & Stucco	5.46	4.80	10.12	4.39
Frame	5.46	4.80	11.39	4.39

**PREMIUM CHART NO. 20
Personal Injury Coverage**

When it is desired to attach personal injury coverage to a Homeowners Policy, attach Endorsement HO-201 and charge the following one year additional premium:

Liability	Premium
\$25,000	\$7.05
50,000	8.07
100,000	8.07
200,000	9.07
250,000	10.08
300,000	10.08
500,000	11.10
1,000,000	13.12

To eliminate exclusion Number 3 on Form HO-201, increase the above premiums by 50%.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

PREMIUM CHART NO. 21
Office, Private School or Studio

1. Residence Premises - When such occupancy is maintained in the residence premises and Endorsement HO-205 is attached, charge an additional premium shown below for Coverage C (Personal Liability).

2. Additional Residence - When such occupancy is located in an additional residence occupied by the Insured, Coverage C (Personal Liability) may be provided by attachment of HO-205 at the additional premium determined from Column "Each Additional Dwelling Occupied by Insured" in Premium Chart 28 and additional premium shown below:

Limit of Liability	"Each Additional Dwelling Occupied by Insured"
\$25,000	\$5.05
50,000	5.05
100,000	6.05
200,000	6.05
250,000	7.05
300,000	7.05
500,000	12.10
1,000,000	13.12

If Medical Payments to others are to be included, add the following:

Medical Payments to Others	One Family	Two Family
\$500	\$2.01	\$3.03
1,000	4.04	5.05
2,000	6.05	8.07
3,000	8.07	10.08
4,000	9.07	12.10
5,000	10.08	14.12

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 22
Farmer's Personal Liability**

If the insured resides on non-farm premises and operates a farm, with or without a residence, at a separate location, use "initial farm premises" for the farm, including personal activities of the Insured, and other residence premises shall be classified and rated as "Additional Residence Occupied by the Insured".

1.		Initial Farm Premises					
Limit of Liability		\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$25,000		\$6.05	\$7.05	\$10.08	\$10.08	\$12.10	\$13.12
50,000		7.05	9.07	10.08	12.10	13.12	15.13
100,000		9.07	10.08	12.10	14.12	15.13	17.15
200,000		11.10	12.10	15.13	16.14	18.16	19.16
250,000		12.10	14.12	16.14	17.15	19.16	20.17
300,000		13.12	15.13	17.15	18.16	20.17	21.18
500,000		33.29	34.29	37.32	38.34	40.35	41.36
1,000,000		53.46	55.47	57.48	58.51	60.52	61.53

2.		Each Additional Residence Occupied by the Insured					
Limit of Liability		\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$25,000		\$3.03	\$4.04	\$5.05	\$6.05	\$6.05	\$7.05
50,000		4.04	5.05	5.05	6.05	7.05	7.05
100,000		4.04	5.05	6.05	6.05	7.05	8.07
200,000		5.05	5.05	6.05	7.05	7.05	8.07
250,000		5.05	6.05	6.05	7.05	8.07	8.07
300,000		5.05	6.05	7.05	7.05	8.07	8.07
500,000		5.05	6.05	7.05	8.07	8.07	9.07
1,000,000		6.05	7.05	8.07	8.07	9.07	10.08

3.		Each Additional Farm (with buildings) Occupied or Rented by the Insured to Others					
Limit of Liability		\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$25,000		\$5.05	\$6.05	\$7.05	\$7.05	\$8.07	\$9.07
50,000		6.05	7.05	7.05	8.07	9.07	9.07
100,000		6.05	7.05	8.07	9.07	9.07	10.08
200,000		7.05	8.07	9.07	9.07	10.08	10.08
250,000		8.07	8.07	9.07	10.08	10.08	10.08
300,000		8.07	9.07	10.08	10.08	10.08	10.08
500,000		9.07	10.08	10.08	10.08	10.08	11.10
1,000,000		9.07	10.08	10.08	11.10	11.10	12.10

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 22 (cont.)
Farmer's Personal Liability**

**4. Total Acreage Charge based on Total Acreage at
all Locations under Column (1), Column (3)
Farm Land (without buildings) Rented to Others*
(First 160 acres - no charge.)**

161 to 240	241 to 320	321 to 400	401 to 500	501 to 1,000	1,001 to 2,000	**2,001 to 10,000
\$1.01	\$2.01	\$3.03	\$4.04	\$7.05	\$9.07	\$0.17
1.01	2.01	3.03	4.04	8.07	10.08	0.20
1.01	2.01	3.03	4.04	9.07	10.08	0.21
1.01	3.03	4.04	5.05	10.08	12.10	0.23
1.01	3.03	4.04	5.05	10.08	12.10	0.26
1.01	3.03	4.04	6.05	10.08	13.12	0.27
2.01	3.03	5.05	6.05	12.10	15.13	0.39
2.01	3.03	5.05	7.05	13.12	16.14	0.43

**Add to the premium developed for acreage from 1,001 to 2,000 acres an additional charge determined by applying the charges shown in this column for each 100 acres in excess of 2,000 acres.

For total acreage in excess of 10,000 refer to company.

* Farm Land Rented to Others - use HO-210 and show total acreage, including that occupied by the insured.

Premium Chart No. 28 is used to determine additional premium for dwelling rented to others.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 22A
Custom Farming (per \$100) (Receipts)**

Medical	25M	50M	100M	200M	300M	500M	1,000M
\$500	\$0.63	\$0.73	\$0.81	\$0.96	\$1.09	\$1.14	\$1.48
1,000	0.67	0.78	0.87	1.01	1.13	1.20	1.50
2,000	0.72	0.85	0.93	1.07	1.20	1.25	1.51
3,000	0.77	0.89	0.96	1.10	1.23	1.29	1.54
4,000	0.80	0.93	1.00	1.13	1.27	1.33	1.55
5,000	0.85	0.96	1.05	1.17	1.31	1.36	1.59

Minimum Premiums

Medical	25M	50M	100M	200M	300M	500M	1,000M
\$500	\$6	\$7	\$8	\$9	\$10	\$12	\$14
1,000	7	8	9	10	11	12	14
2,000	8	9	10	11	12	12	14
3,000	9	10	11	12	12	12	14
4,000	10	11	12	13	13	13	14
5,000	11	12	13	14	14	14	14

**PREMIUM CHART NO. 23
One Year Rates Farm Employers Liability Rates for \$100 Payroll**

Limit of Liability	\$500 Med.	\$1,000 Med.	\$2,000 Med.	\$3,000 Med.	\$4,000 Med.	\$5,000 Med.
\$25,000	\$1.38	\$1.48	\$1.51	\$1.54	\$1.56	\$1.59
50,000	1.62	1.70	1.73	1.78	1.79	1.83
100,000	1.78	1.87	1.91	1.93	1.97	1.99
200,000	2.07	2.15	2.19	2.22	2.25	2.28
250,000	2.20	2.29	2.33	2.36	2.39	2.42
300,000	2.34	2.43	2.47	2.49	2.53	2.56
500,000	2.62	2.71	2.73	2.77	2.79	2.83
1,000,000	3.07	3.16	3.19	3.22	3.25	3.28

**PREMIUM CHART NO. 24
Minimum Premiums Farm Employers Liability**

Limit of Liability	\$500 Med.	\$1,000 Med.	\$2,000 Med.	\$3,000 Med.	\$4,000 Med.	\$5,000 Med.
\$25,000	\$29	\$31	\$36	\$40	\$42	\$45
50,000	34	36	40	45	47	49
100,000	37	39	44	48	51	53
200,000	43	45	50	54	56	59
250,000	46	48	53	57	59	62
300,000	48	51	55	60	62	64
500,000	54	56	61	65	68	70
1,000,000	63	66	71	75	77	79

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 25
Animal Collision Coverage**

1 But Not More Than 100	\$9.07
101 But Not More Than 250	17.15
251 But Not More Than 500	26.23
501 But Not More Than 1,000	34.29
1,001 or More, Refer to Company	

**PREMIUM CHART NO. 26
Watercraft**

Watercraft Liability One-Year Additional Premiums, with \$500 Medical Payments to Others.
Watercraft not covered within the terms of Section II may be covered by attaching HO-215 at the additional premiums shown below:

Outboard Motor Boats Exceeding 25 Horsepower

When two or more outboard motors are regularly used together with one watercraft, total horsepower of all such motors shall be accumulated for rating purposes.

Limit of Liability *	Horsepower		Increased Medical Payments to Others **		
	26 But Less Than 50	50 and Over	Limit of Liability	26 But Less Than 50	50 and Over
\$25,000	\$5.05	\$9.07	\$1,000	\$3.03	\$4.04
50,000	6.05	10.08	2,000	5.05	7.05
100,000	7.05	10.08	3,000	6.05	9.07
200,000	8.07	12.10	4,000	7.05	10.08
250,000	8.07	12.10	5,000	8.07	12.10
300,000	9.07	13.12			
500,000	9.07	15.13			
1,000,000	10.08	16.14			

* For higher limits, submit for rating.

** Limits of Liability on Personal Liability coverage and Medical Payments to Others must be the same as limits in the basic policy. For boats not described in the Premium Chart above, except houseboats, coverage is not available under the Homeowners Policies. Houseboats, submit for rating.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 26 (cont.)
Watercraft**

Inboard, Inboard-Outboard Motor Boats Exceeding 50 Horsepower, and Sailboats

Sailboats equipped with auxiliary power are classed as Motor Boats.

Speed	Under 16 MPH			16 to 30 MPH, Incl.			Over 30 MPH		Sailboats No. Aux.
Overall Length	Under 26 ft.	26 to 40 ft.	Over 40 ft.	Under 26 ft.	26 to 40 ft.	Over 40 ft.	Under 26 ft.	26 to 40 ft.	26 to 40 ft.
Limit of Liability *									
\$25,000	\$10.08	\$27.23	\$52.45	\$22.18	\$43.37	\$79.69	\$52.45	\$79.69	\$22.18
50,000	11.10	30.25	59.51	24.21	48.42	90.77	59.51	90.77	24.21
100,000	13.12	33.29	66.57	27.23	53.46	99.87	66.57	99.87	27.23
200,000	14.12	38.34	74.65	30.25	60.52	112.96	74.65	112.96	30.25
250,000	15.13	41.36	79.69	32.27	64.56	120.04	79.69	120.04	32.27
300,000	16.14	43.37	84.73	34.29	68.59	127.09	84.73	127.09	34.29
500,000	18.16	48.42	92.79	37.32	74.65	140.21	92.79	140.21	37.32
1,000,000	20.17	51.45	101.87	41.36	81.70	153.31	101.87	153.31	41.36

Increased Medical Payments to Others **

\$1,000	\$2.01	\$6.05	\$10.08	\$5.05	\$9.07	\$16.14	\$10.08	\$16.14	\$5.05
2,000	4.04	9.07	17.15	7.05	13.12	26.23	17.15	26.23	7.05
3,000	4.04	10.08	21.18	9.07	17.15	32.27	21.18	32.27	9.07
4,000	5.05	12.10	26.23	10.08	21.18	38.34	26.23	38.34	10.08
5,000	6.05	16.14	30.25	12.10	24.21	45.39	30.25	45.39	12.10

* For higher limits, submit for rating.

** Limits of Liability on Personal Liability coverage and Medical Payments to Others must be the same as limits in the basic policy. For boats not described in the Premium Chart above, except houseboats, coverage is not available under the Homeowners Policies, Houseboats, submit for rating.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

PREMIUM CHART NO. 27

Business Pursuits

The coverages on Personal Liability and Medical Payments to Others may be extended by endorsement to cover business pursuits of eligible Insureds listed below. This coverage does not apply to businesses of which the Insured is sole owner or in which he is a partner, nor to bodily injury or to sickness, disease or death of any fellow employee of the Insured. The business classifications with the premium group applicable thereto are set forth below:

Premium Groups

- A** **Clerical Office Employees - defined as those employees whose duties** are confined to keeping the books or records, conducting correspondence, or who are engaged wholly in office work where such books or records are kept or where such correspondence is conducted, having no other duty of any nature in or about the employer's premises. This classification applies only to persons who are employed exclusively in separate buildings or on separate floors or buildings or in departments on such floors which are separated from all other work places of the employer by structural partitions and within which no work is performed other than clerical office duties as defined above.
- A** **Salesmen, Collectors or Messengers - no installation, demonstration** or servicing operations.
- B** **Salesmen, Collectors or Messengers - including installation, demonstration** or servicing operations.
- C** **Teachers - athletic, laboratory, manual training, physical training and** swimming instructors, excluding liability for corporal punishment of pupils.
- D** **Teachers - not otherwise classified, excluding liability for corporal punish-** ment of pupils.
- E** **Teachers - liability for corporal punishment of pupils. (Premium for this** coverage must be added to premium for above classification C or D).

Occupations not otherwise classified - submit for rating.

Business Pursuits
Additional One-Year Premiums

Liability Limit in Policy	(Premium Groups)				
	A	B	C	D	E
\$25,000	\$1.01	\$2.01	\$3.03	\$1.01	\$2.01
50,000	1.01	2.01	4.04	2.01	3.03
100,000	1.01	2.01	4.04	2.01	3.03
200,000	1.01	3.03	4.04	2.01	3.03
250,000	1.01	3.03	5.05	2.01	3.03
300,000	1.01	3.03	5.05	2.01	4.04
500,000	2.01	3.03	6.05	2.01	4.04
1,000,000	2.01	3.03	6.05	3.03	4.04

Medical Payments to Others

\$500	\$1.01	\$2.01	\$3.03	\$1.01
1,000	1.01	2.01	4.04	2.01
2,000	2.01	3.03	6.05	2.01
3,000	2.01	4.04	7.05	3.03
4,000	2.01	4.04	8.07	3.03
5,000	2.01	5.05	9.07	4.04

NOTE: Medical Payments to Others (if included) and Personal Liability Limits in connection with business pursuit must be the same limits as the basic policy.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

PREMIUM CHART NO. 28

Additional Premiums for Increased Limits of Liability & Medical Payments to Others

Main Dwellings & Additional Dwellings One-Year Additional Premiums

Forms HO-A, HO-B and HO-C and Tenants Forms HO-BT and HO-CT and Forms HO-CON-B and HO-CON-C

Medical Payments to Others												
Liability Limit	Main Dwelling						Each Additional Dwelling Occupied by Insured					
	\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$25,000	\$0.00	\$2.01	\$4.04	\$6.05	\$7.05	\$9.07	\$3.03	\$4.04	\$5.05	\$6.05	\$6.05	\$7.05
50,000	1.01	3.03	5.05	7.05	8.07	10.08	4.04	5.05	5.05	6.05	7.05	7.05
100,000	2.01	4.04	6.05	7.05	9.07	10.08	4.04	5.05	6.05	6.05	7.05	8.07
200,000	4.04	6.05	8.07	9.07	10.08	11.10	5.05	5.05	6.05	7.05	7.05	8.07
250,000	5.05	7.05	9.07	10.08	11.10	12.10	5.05	6.05	6.05	7.05	8.07	8.07
300,000	5.05	7.05	9.07	10.08	11.10	13.12	5.05	6.05	7.05	7.05	8.07	8.07
500,000	15.13	18.16	20.17	21.18	22.18	24.21	5.05	6.05	7.05	8.07	8.07	9.07
1,000,000	41.36	43.37	45.39	47.40	48.42	50.43	6.05	7.05	8.07	8.07	9.07	10.08

Each Residential Premises Rented to Others **

**If Medical Payment is to be included,
add the following charges:**

Liability Limit	One Family	Two Family	Medical Limit	One Family	Two Family
\$25,000	\$3.03	\$6.05	\$500	\$2.01	\$2.01
50,000	4.04	7.05	1,000	3.03	3.03
100,000	4.04	7.05	2,000	4.04	4.04
200,000	4.04	8.07	3,000	5.05	5.05
250,000	5.05	9.07	4,000	5.05	5.05
300,000	5.05	9.07	5,000	6.05	6.05
500,000	6.05	10.08			
1,000,000	6.05	10.08			

** Medical Payments to others coverage for dwellings rented to others is not contemplated in the premiums shown above.

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

PREMIUM CHART NO. 35
Additional Insured

When Section II coverage is to be provided for an occupant of the residence premises, attach HO-301 and charge the following additional premium.

Limit of Liability	\$500	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$25,000	\$3.03	\$4.04	\$4.04	\$5.05	\$5.05	\$6.05
50,000	4.04	4.04	5.05	5.05	6.05	6.05
100,000	4.04	5.05	5.05	6.05	6.05	7.05
200,000	4.04	5.05	6.05	6.05	7.05	7.05
250,000	5.05	5.05	6.05	6.05	7.05	7.05
300,000	5.05	5.05	6.05	7.05	7.05	7.05
500,000	5.05	6.05	7.05	7.05	7.05	8.07
1,000,000	6.05	6.05	7.05	7.05	8.07	8.07

TEXAS PERSONAL LINES MACHINE LETTER

Homeowners

**PREMIUM CHART NO. 36
Personal Computer Coverage**

The additional premium for this endorsement shall be \$5.76 per \$1,000 of insurance.

**PREMIUM CHART NO. 37
Unit Owners Outbuildings and Other Structures Coverage**

Endorsement HO-180 - When the policy is extended to cover outbuildings and/or other structures owned solely by the insured and located on the premises of the condominium complex, the additional premium shall be \$10.08 per \$1,000 of insurance applying separately to each outbuilding and/or other structure.

**PREMIUM CHART NO. 38
Condominium Loss Assessment Coverage**

Limits of Liability	Premium Charge
First \$1,000	\$5.05
Next \$4,000	3.03
Next \$5,000	2.01
Each add'l \$5,000 (Up to \$50,000)	1.01

**PREMIUM CHART NO. 39
Tenants Single Entrance to Building Surcharge**

For use with Texas Tenant Forms HO-BT and HO-CT, or Condominium Forms HO-CON-B and HO-CON-C. Add the following surcharge if single entrance to building is used by more than four families:

Coverage B Amount of Insurance	Premium Charge
Less than \$10,000	\$8.06
Greater than or equal to \$10,000	13.69

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

(Refer to page 7 of the Texas Personal Lines Manual.)

VI. RATING RULES

A. Rating Classifications

2. Public Protection Classification Codes *

Protection Class	Code
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
8B*	B
9	9
10	A

* The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001.

(Refer to page 7 of the Texas Personal Lines Manual.)

B. Determination of Premium by Peril

1. Fire and Lightning (Forms TDP-1, TDP-2, and TDP-3)

Example: Brick Veneer, PPC=10, \$5,000 in Coverage

Rate per \$1,000		\$1.46
Multiply by Amount of Insurance (in 000's)	x	<u>5</u>
	(round to 3 decimals)	\$7.300
Multiply by Low Value Factor	x	<u>1.16</u>
	(round to 3 decimals)	\$8.468

Basic Fire Premium **\$8.468**

If a Small Mercantile Occupancy Charge is to be applied:

Small Mercantile Occupancy Rate per \$1,000		\$1.16
Multiply by Amount of Insurance (in 000's)		<u>5</u>
	(round to 3 decimals)	\$5.800
Multiply by Low Value Factor		<u>1.16</u>
	(round to 3 decimals)	\$6.728

Benchmark Fire Premium Including Small Mercantile Occupancy Charge (8.468+6.728) **\$15.196**

(Refer to page 7-8 of the Texas Personal Lines Manual.)

2. Extended Coverage - (Forms TDP-1, TDP-2 & TDP-3) including the perils of Windstorm, Hurricane, Hail, Explosion, Aircraft and Vehicles, Riot and Civil Commotion, Sudden and Accidental Damage from Smoke.

Example (Building): Brick Veneer, Territory 9, \$15,000 in Coverage.
\$100 Flat Deductible

Base Premium **\$25**

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

Multiply by Territorial Multiplier	x	<u>2.312</u>
	(round to 3 decimals)	\$57.800
Multiply by Deductible Adjustment Factor	x	<u>1.040</u>
	(round to 3 decimals)	\$60.112
Benchmark Extended Coverage Premium		\$60.112

4. Additional Extended Coverage (Form TDP-2 - Dwelling and Personal Property, TDP-3 - Personal Property Only), including the perils of collapse of building; accidental discharge, leakage or overflow of water or steam; freezing of plumbing, heating and air condition system and domestic appliances; breakage of glass; falling objects; and vandalism & malicious mischief.

Example: Territory 9, \$50,000 in Coverage, 2.0% Deductible

Base Premium		\$38
Multiply by Territorial Multiplier	x	<u>1.477</u>
	(round to 3 decimals)	\$56.126
Multiply by Deductible Adjustment Factor	x	<u>0.80</u>
	(round to 3 decimals)	\$44.901
Benchmark Additional Extended Coverage Premium		\$44.901

5. All Risk of Physical Loss (Form TDP-3, Dwelling Buildings Only).

Example: Territory 9, \$30,000 in Coverage, \$250 Flat Deductible

Base Premium		\$26
Multiply by Territorial Multiplier	x	<u>1.858</u>
	(round to 3 decimals)	\$48.308
Multiply by Deductible Adjustment Factor	x	<u>1.04</u>
	(round to 3 decimals)	\$50.240
Benchmark All Risk Premium		\$50.240

C. Additional Premium Modifications

1. Public Housing Authority

The following modifications shall apply to the building fire and extended coverage premiums.

CONSTRUCTION TYPE	FIRE	EC *
Frame Protection Class 1-8	Deduct 62%	Deduct 40%
Frame Protection Class 8B**, 9, 10	Deduct 74%	Deduct 40%
Brick Protection Class 1-8	Deduct 9%	Deduct 40%
Brick Protection Class 8B**, 9, 10	Deduct 39%	Deduct 40%
Fire Resistive & Semi-Fire Resistive Protection Class 1-8	Add 31%	Deduct 40%
Fire Resistive & Semi-Fire Resistive Protection Class 8B**, 9, 10	Deduct 75%	Deduct 40%

* The credit is to be applied after application of the proper territorial multiplier or low value factor.

** The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001.

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

(Refer to page 10 of the Texas Personal Lines Manual.)

H. Rate and Premium Computation Rule

2. Rate Calculations

EXAMPLE

Texas Dwelling Policy premium based on a TDP-3

Territory 9

Brick Veneer Construction

Protection Class 6

Plus 5% flex

\$250 deductible

Using the benchmark rates and rating factors in effect as of November 1, 2001.

Coverage A \$50,000

Fire Premium

Base Fire Rate per \$1,000 of coverage

\$0.92

Amount of Insurance (in thousands)

x 50
\$46.000 *

Low Value Factor

x 1.00
\$46.000 *

Benchmark Fire Premium

\$46.000 *

Flex

x 1.05
\$48.300 *

Total Fire Premium Rounded

\$48.00

Extended Coverage Premium

Base Extended Coverage Premium

\$83.00

Extended Coverage Territory Multiplier

x 2.312
\$191.896 *

Deductible Adjustment (16%)

x 1.16

Benchmark Extended Coverage Premium

\$222.599 *

Flex

x 1.05
\$233.729 *

Total EC Premium w/\$250 Deductible (Rounded)

\$234.00

All Risk Premium

Base All Risk Premium

\$43

All Risk Territorial Multiplier

x 1.858
\$79.894 *

Deductible Adjustment (16%)

x 1.16

Benchmark All Risk Premium

\$92.677 *

Flex

x 1.05
\$97.311 *

Total All Risk Premium w/ \$250 Deductible (Rounded)

\$97.00

Endorsement

Endorsement TDP-009

\$12.86

Flex

x 1.05

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

	\$13.503 *
Endorsement Charge (Rounded)	\$14.00
Total Policy Premium (\$48+\$234+\$97+\$14)	\$393.00

(Refer to pages 12 of the Texas Personal Lines Manual.)

EXAMPLE (Roof Credit Applicable)

Texas Dwelling Policy premium based on a TDP-3

Territory 9

Brick Veneer Construction

Class 2 Roof Covering

Protection Class 6

Plus 5% flex

\$250 deductible

Using the benchmark rates and rating factors in effect as of November 1, 2001:

Coverage A \$50,000

Fire Premium

Base Fire Rate per \$1,000		\$0.92
Amount of Insurance (in thousands)	x	<u>50</u>
		\$46.000 *
Low Value Factor	x	<u>1.00</u>
		\$46.000 *
Benchmark Fire Premium		\$46.000 *
Flex	x	<u>1.05</u>
		\$48.300 *

Total Fire Premium Rounded **\$48.00**

Extended Coverage Premium

Base Extended Coverage Premium		\$83.00
Extended Coverage Territory Multiplier	x	<u>2.312</u>
		\$191.896 *
Roof Covering Credit (5%) (191.896x0.05=9.595)		<u>-9.595</u>
		\$182.301
Deductible Adjustment (16%)	x	<u>1.16</u>
		\$211.469
Benchmark Extended Coverage Premium		\$211.469 *
Flex	x	<u>1.05</u>
		\$222.043 *

Total EC Premium w/\$250 Deductible (Rounded) **\$222.00**

All Risk Premium

Base All Risk Premium		\$43
All Risk Territorial Multiplier	x	<u>1.858</u>
		\$79.894 *
Deductible Adjustment (16%)	x	<u>1.16</u>
		\$92.677 *

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

Flex	x	<u>1.05</u>
		\$97.311 *

Total All Risk Premium w/ \$250 Deductible (Rounded)	\$97.00
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Endorsement

Endorsement TDP-009

Flex	x	\$12.86
		<u>1.05</u>
		\$13.503 *

Endorsement Charge (Rounded)	\$14.00
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Total Policy Premium (\$48+\$222+\$97+\$14)	\$381.00
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TEXAS PERSONAL LINES MACHINE LETTER

ADDITIONAL EXAMPLES OF PREMIUM CALCULATION FOR TEXAS DWELLING COVERAGES

Example #1

Policy Information

Coverage

Fire (Dwelling)	Limits \$75,500
Extended Coverage (Dwelling)	\$75,500
Vandalism & Malicious Mischief (Dwelling)	\$75,500

Deductible

Deductible Adjustment - EC, V&MM	Amount \$250
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Surcharges

Mobile Home Surcharge	Surcharge % +25.0%
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Credits

Optional Dry Hydrant Credit	Credit % -10.0%
Sprinklered Risk Credit	-12.0%
TDP-001 - Wind Exclusion	-91.0%

Additional Premium Modifications

Public Housing
 Tenant Occupancy of Dwelling
 Small Mercantile Occupancy of Dwelling
 Not an FR/SFR Risk

Rating Information

Construction Type	BV
Protection Class	10
Territory	9
Flex Percentage	+5.0%
Policy Term	1 year

Fire Premium Calculation

Base Fire Premium (Dwl Table A)		\$1.460	
Amount of Insurance (in 000's)	x	<u>75.500</u>	
		\$110.230	(round to three decimals)
Low Value Factor (Dwl Table B)	x	<u>1.000</u>	
		\$110.230	(round to three decimals)
Public Housing Credit Factor	x	<u>0.260</u>	
		\$28.660	(round to three decimals)
Tenant Occupancy Surcharge (Premium Chart No. 18)	+	<u>\$2.430</u>	
		\$31.090	(round to three decimals)
Mobile Home Surcharge Factor	x	<u>1.250</u>	
		\$38.863	(round to three decimals)
Small Mercantile Occupancy Surcharge	+	<u>\$109.475</u>	(see small mercantile below)
		\$148.338	(round to three decimals)
Flex Percent Factor	x	<u>1.05</u>	
Normal Fire Premium		\$155.755	(round to three decimals)

Actual Fire Premium (Rounded)

\$156

TEXAS PERSONAL LINES MACHINE LETTER

ADDITIONAL EXAMPLES OF PREMIUM CALCULATION FOR TEXAS DWELLING COVERAGES

Example #1

Small Mercantile Occupancy Charge

Small Mercantile Occupancy Charge (Dwelling Table A)		\$1.160	
Amount of Insurance (in 000's)	x	75.500	
		\$87.580	(round to three decimals)
Low Value Factor (Dwelling Table B)	x	1.000	
		\$87.580	(round to three decimals)
Mobile Home Surcharge	x	1.250	
Small Mercantile Occupancy Charge		\$109.475	(round to three decimals)

Credits to Fire Premium

Optional Dry Hydrant Credit

Actual Fire Premium		\$156.000	
Dry Hydrant Credit Factor	x	-0.10	
		-\$15.600	(round to three decimals)
Dry Hydrant Credit (Rounded)		-\$16	

Sprinklered Risk Credit

Actual Fire Premium		\$156.000	
Sprinklered Risk Credit Factor	x	-0.12	
		-\$18.720	(round to three decimals)
Sprinklered Risk Credit (Rounded)		-\$19	

Extended Coverage Premium Calculation

Base EC Premium (Dwl Chart No. 1A)		\$124.800	(use interpolation)
FR/SFR Factor	x	1.000	
		\$124.800	(round to three decimals)
Dwelling EC Territory Multiplier (Dwl EC Territory Multipliers)	x	2.312	
		\$288.538	(round to three decimals)
Public Housing Credit Factor (EC)	x	0.600	
		\$173.123	(round to three decimals)
Wind Exclusion Endorsement Factor (TDP-001)	x	0.090	
		\$15.581	(round to three decimals)
Mobile Home Surcharge Factor	x	1.250	
		\$19.476	(round to three decimals)
Deductible Adjustment Factor (Ded Adj Schedule)	x	1.250	
		\$24.345	(round to three decimals)
Flex Percent Factor	x	1.05	
		\$25.562	(round to three decimals)
Extended Coverage Premium (Rounded)		\$26	

TEXAS PERSONAL LINES MACHINE LETTER

ADDITIONAL EXAMPLES OF PREMIUM CALCULATION FOR TEXAS DWELLING COVERAGES

Example #1

Vandalism & Malicious Mischief Premium Calculation

Base V&MM Premium (V&MM Premium Chart)		\$9.100	(use interpolation)
Mobile Home Surcharge Factor	x	1.250	
		\$11.375	(round to three decimals)
Deductible Adjustment Factor (Ded Adj Schedule)	x	1.250	
		\$14.219	(round to three decimals)
Flex Percent Factor	x	1.05	
		\$14.930	(round to three decimals)

Vandalism & Malicious Mischief Premium (Rounded) \$15

Final Policy Premium

		<u>Premium Amount</u>
Actual Fire Premium		\$156
Credits to Fire Premium		-\$35
Extended Coverage Premium		\$26
Vandalism & Malicious Mischief Premium	+	\$15
Total Policy Premium		\$162

Final Policy Premium Amount \$162

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

ADDITIONAL EXAMPLES OF PREMIUM CALCULATION FOR TEXAS DWELLING COVERAGES
Example #2

Policy Information

<u>Coverage</u>	<u>Limits</u>
Fire (Dwelling)	\$75,500
Fire (Personal Property)	\$15,000
Extended Coverage (Dwelling)	\$75,500
Extended Coverage (Personal Property)	\$15,000
Additional Extended Coverage (Personal Property)	\$15,000
Physical Loss Form (Dwelling)	\$75,500
 <u>Deductible</u>	 <u>Amount</u>
Deductible Adjustment - EC (Dwelling), PLF (Dwelling)	\$250
Deductible Adjustment - EC (Contents), AEC (Contents)	1%
 <u>Surcharges</u>	 <u>Surcharge %</u>
Mobile Home Surcharge	+25.0%
 <u>Credits</u>	 <u>Credit %</u>
Optional Dry Hydrant Credit	-10.0%
Sprinklered Risk Credit	-12.0%
TDP-001A - Wind Exclusion	-98.0%
 <u>Additional Premium Modifications</u>	
Public Housing (Dwelling Only)	
Tenant Occupancy of Dwelling	
Small Mercantile Occupancy of Dwelling	
Not an FR/SFR Risk	

Rating Information

Construction Type	BV
Protection Class	10
Territory	9
Flex Percentage	+5.0%
Policy Term	1 year

Fire Premium Calculation

	<u>Dwelling</u>	<u>Personal Property</u>	
Base Fire Premium (Dwl Table A)	\$1.460	\$1.460	
Amount of Insurance (in 000's)	x 75.500	x 15.000	
	\$110.230	\$21.900	(round to three decimals)
Low Value Factor (Dwl Table B)	x 1.000	x 1.000	
	\$110.230	\$21.900	(round to three decimals)
Public Housing Credit Factor (Dwelling Only)	x 0.260	x 1.000	
	\$28.660	\$21.900	(round to three decimals)
Tenant Occupancy Surcharge (Premium Chart No. 18)	+ \$2.430	+ \$2.430	
	\$31.090	\$24.330	(round to three decimals)
Mobile Home Surcharge Factor	x 1.250	x 1.250	
	\$38.863	\$30.413	(round to three decimals)
Small Mercantile Occupancy Surcharge	+ \$109.475	+ \$21.750	(see small mercantile below)

TEXAS PERSONAL LINES MACHINE LETTER

ADDITIONAL EXAMPLES OF PREMIUM CALCULATION FOR TEXAS DWELLING COVERAGES
Example #2

Extended Coverage Premium (Rounded) **\$6** **\$1**

Additional Extended Coverage Premium Calculation

Base AEC Premium (AEC Premium Chart)	\$11.000	
AEC Territory Multiplier (AEC Premium Chart)	x 1.477	
	<u>\$16.247</u>	(round to three decimals)
Mobile Home Surcharge Factor	x <u>1.250</u>	
	<u>\$20.309</u>	(round to three decimals)
Deductible Adjustment Factor (Ded Adj Schedule)	x <u>1.000</u>	
	<u>\$20.309</u>	(round to three decimals)
Flex Percent Factor	x <u>1.05</u>	
	<u>\$21.324</u>	(round to three decimals)

Additional Extended Coverage Premium (Rounded) **\$21**

Physical Loss Form Premium Calculation

Base PLF Premium (All Risk Premium Chart)	\$64.400	(use interpolation)
PLF Territory Multiplier (All Risk Premium Chart)	x 1.858	
	<u>\$119.655</u>	(round to three decimals)
Mobile Home Surcharge Factor	x <u>1.250</u>	
	<u>\$149.569</u>	(round to three decimals)
Deductible Adjustment Factor (Ded Adj Schedule)	x <u>1.250</u>	
	<u>\$186.961</u>	(round to three decimals)
Flex Percent Factor	x <u>1.05</u>	
	<u>\$196.309</u>	(round to three decimals)

Physical Loss Form Premium (Rounded) **\$196**

Final Policy Premium

	<u>Premium Amount</u>	
Actual Fire Premium (Dwelling)	\$156	
Credits to Fire Premium (Dwelling)	-\$35	
Actual Fire Premium (Personal Property)	\$55	
Credits to Fire Premium (Personal Property)	-\$13	
Extended Coverage Premium (Dwelling)	\$6	
Extended Coverage Premium (Personal Property)	\$1	
Additional Extended Coverage Premium	\$21	
Physical Loss Form Premium	+ <u>\$196</u>	
Total Policy Premium	<u>\$387</u>	

Final Policy Premium Amount **\$387**

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

Examples of Premium Calculation for Texas Dwelling Coverages
Example #3

Policy Information

<u>Coverage</u>	<u>Limits</u>
Fire (Dwelling)	\$75,500
Extended Coverage (Dwelling)	\$75,500
Vandalism & Malicious Mischief (Dwelling)	\$75,500
<u>Deductible</u>	<u>Amount</u>
Deductible Adjustment - EC, V&MM	\$250
<u>Surcharges</u>	<u>Surcharge %</u>
Mobile Home Surcharge	+25.0%
<u>Credits</u>	<u>Credit %</u>
Optional Dry Hydrant Credit	-10.0%
Sprinklered Risk Credit	-12.0%
TDP-001 - Wind Exclusion	-91.0%
<u>Additional Premium Modifications</u>	
Public Housing	
Tenant Occupancy of Dwelling	
Small Mercantile Occupancy of Dwelling	
Increased Cost of Construction - Building Laws	+6.5%
Not an FR/SFR Risk	

Rating Information

Construction Type	BV
Protection Class	10
Territory	9
Flex Percentage	+5.0%
Policy Term	1 year

Fire Premium Calculation

	<u>Dwelling</u>
Base Fire Premium (Dwelling Table A)	\$1.460
Amount of Insurance (in 000's)	x 75.500
	\$110.230
Low Value Factor (Dwelling Table B)	x 1.000
	\$110.230
Public Housing Credit Factor (Dwelling Only)	x 0.260
	\$28.660
Tenant Occupancy Surcharge Factor (Premium Chart No. 18)	+ \$2.430
	\$31.090
Mobile Home Surcharge Factor	x 1.250
	\$38.863
Small Mercantile Occupancy Surcharge	+ \$109.475
	\$148.338
Increased Cost of Construction - Building Laws	x 1.065
	\$157.980
Flex Percent Factor	x 1.05
Normal Fire Premium	\$165.879
Actual Fire Premium (Rounded)	\$166

Small Mercantile Occupancy Charge

	<u>Dwelling</u>
Small Mercantile Occupancy Charge (Dwelling Table A)	\$1.160
Amount of Insurance (in 000's)	x 75.500
	\$87.580
Low Value Factor (Dwelling Table B)	x 1.000
	\$87.580
Mobile Home Surcharge	x 1.250
	\$109.475
Small Mercantile Occupancy Charge	\$109.475

TEXAS PERSONAL LINES MACHINE LETTER

Examples of Premium Calculation for Texas Dwelling Coverages
Example #3

Credits to Fire Premium

	<u>Dwelling</u>
<u>Optional Dry Hydrant Credit</u>	
Actual Fire Premium	\$166
Dry Hydrant Credit Factor	x (0.10)
	-\$16.600
Dry Hydrant Credit	-\$17
<u>Sprinklered Risk Credit</u>	
Actual Fire Premium	\$166
Sprinklered Risk Credit	x (0.12)
	-\$19.920
Sprinklered Risk Credit	-\$20

Extended Coverage Premium Calculation

	<u>Dwelling</u>
Base Extended Coverage Premium (Dwelling Chart No. 1A)	\$124.800
FR/SFR Factor	x 1.000
	\$124.800
Dwelling Territory Multiplier (Dwelling Extended Coverage Territory Multiplier)	x 2.312
	\$288.538
Public Housing Credit Factor (EC)	x 0.600
	\$173.123
Wind Exclusion Endorsement Factor (TDP-001)	x 0.090
	\$15.581
Mobile Home Surcharge Factor	x 1.250
	\$19.476
Deductible Adjustment Factor (Deductible Adjustment Schedule)	x 1.250
	\$24.345
Increased Cost of Construction - Building Laws	x 1.065
	\$25.927
Flex Percent Factor	x 1.050
	\$27.223
Extended Coverage Premium (Rounded)	\$27

Vandalism & Malicious Mischief Premium Calculation

V&MM Premium (V&MM Premium Chart)	\$9.100
Mobile Home Surcharge Factor	x 1.250
	\$11.375
Deductible Adjustment Factor (Deductible Adjustment Schedule)	x 1.250
	\$14.219
Increased Cost of Construction - Building Laws	x 1.065
	\$15.143
Flex Percent Factor	x 1.05
	\$15.900
Vandalism & Malicious Mischief Premium (Rounded)	\$16

Final Policy Premium

	<u>Premium Amount</u>
Actual Fire Premium	\$166
Credits to Fire Premium	-\$37
Extended Coverage Premium	\$27
Vandalism & Malicious Mischief Premium	\$16
Total Policy Premium	\$172
Final Policy Premium Amount	\$172

Example based on rates effective November 1, 2001

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

DWELLING - TABLE A

1-Year Base Fire Rates for Buildings or Contents per \$1,000 of Coverage

Protection Class	Type of Construction			
	Brick	Brick Veneer	Asbestos Clad & Stucco	Frame
1	0.38	0.46	1.00	1.50
2	0.38	0.46	1.00	1.50
3	0.52	0.62	1.39	2.04
4	0.61	0.73	1.60	2.37
5	0.63	0.76	1.66	2.48
6	0.76	0.92	2.04	3.00
7	0.87	1.05	2.34	3.44
8	1.02	1.21	2.68	3.98
8B*	1.09	1.26	2.81	4.27
9	1.14	1.30	2.93	4.56
10	1.29	1.46	3.30	5.13

Small Mercantile Occupancy Charge: \$1.16 per \$1,000 of coverage.

* The amendments to the Texas Personal Lines Manual adopted in Commissioner's Order No. 01-0815 are applicable to be effective on and after December 31, 2001, with the rates updated in accord with Commissioner's Order No. 01-0828.

TEXAS PERSONAL LINES MACHINE LETTER

DWELLING EXTENDED COVERAGE TERRITORY MULTIPLIERS

<u>Territory</u>	<u>Dwelling Type</u>	<u>Buildings</u>	<u>Contents</u>
1	Frame & Asbestos/Stucco	1.410	1.443
	Brick Veneer	1.447	1.391
	Brick	1.202	1.175
2	Frame & Asbestos/Stucco	1.386	1.386
	Brick Veneer	1.386	1.386
	Brick	1.386	1.386
3	Frame & Asbestos/Stucco	1.671	1.671
	Brick Veneer	1.671	1.671
	Brick	1.671	1.671
4	Frame & Asbestos/Stucco	1.182	1.182
	Brick Veneer	1.182	1.182
	Brick	1.182	1.182
5	Frame & Asbestos/Stucco	0.879	0.879
	Brick Veneer	0.879	0.879
	Brick	0.879	0.879
6	Frame & Asbestos/Stucco	0.775	0.775
	Brick Veneer	0.775	0.775
	Brick	0.775	0.775
7	Frame & Asbestos/Stucco	0.732	0.732
	Brick Veneer	0.732	0.732
	Brick	0.732	0.732
8	Frame & Asbestos/Stucco	2.215	2.269
	Brick Veneer	2.312	2.278
	Brick	1.920	1.874
9	Frame & Asbestos/Stucco	2.215	2.269
	Brick Veneer	2.312	2.278
	Brick	1.920	1.874
10	Frame & Asbestos/Stucco	2.215	2.269
	Brick Veneer	2.312	2.278
	Brick	1.920	1.874
11	Frame & Asbestos/Stucco	1.294	1.324
	Brick Veneer	1.328	1.275
	Brick	1.103	1.078
12	Frame & Asbestos/Stucco	1.220	1.220
	Brick Veneer	1.220	1.220
	Brick	1.220	1.220

<u>Territory</u>	<u>Dwelling Type</u>	<u>Buildings</u>	<u>Contents</u>
13	Frame & Asbestos/Stucco	0.904	0.904
	Brick Veneer	0.904	0.904
	Brick	0.904	0.904
14	Frame & Asbestos/Stucco	0.969	0.969
	Brick Veneer	0.969	0.969
	Brick	0.969	0.969
15C	Frame & Asbestos/Stucco	1.245	1.245
	Brick Veneer	1.245	1.245
	Brick	1.245	1.245
15N	Frame & Asbestos/Stucco	3.904	3.920
	Brick Veneer	3.955	3.841
	Brick	3.955	3.841
16C	Frame & Asbestos/Stucco	1.763	1.763
	Brick Veneer	1.763	1.763
	Brick	1.763	1.763
16N	Frame & Asbestos/Stucco	2.515	2.525
	Brick Veneer	2.548	2.475
	Brick	2.548	2.475
16S	Frame & Asbestos/Stucco	1.592	1.592
	Brick Veneer	1.592	1.592
	Brick	1.592	1.592
17	Frame & Asbestos/Stucco	1.465	1.465
	Brick Veneer	1.465	1.465
	Brick	1.465	1.465
18	Frame & Asbestos/Stucco	2.870	2.882
	Brick Veneer	2.908	2.823
	Brick	2.908	2.823
19C	Frame & Asbestos/Stucco	2.051	2.051
	Brick Veneer	2.051	2.051
	Brick	2.051	2.051
19N	Frame & Asbestos/Stucco	3.297	3.310
	Brick Veneer	3.340	3.243
	Brick	3.340	3.243
20	Frame & Asbestos/Stucco	3.047	3.059
	Brick Veneer	3.086	2.996
	Brick	3.086	2.996

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

ADDITIONAL EXTENDED COVERAGE PREMIUM CHART

Amount of Insurance	Additional Extended Coverage* Base Premiums	Territory	AEC Territory Multipliers		
\$1,000	\$1	Territory 5,6,7, 12,13,14,15C	0.952		
1,500	1				
2,000	2				
2,500	2				
3,000	2	Territory 2,3,4, 16C,16S,17,19C	1.758		
3,500	3				
4,000	3				
5,000	4				
6,000	5	Territory 15N,16N, 18,19N,20	1.030		
7,000	5				
7,500	6				
8,000	6				
9,000	7	Territory 1,8,9, 10, 11	1.477		
10,000	8				
11,000	8				
12,000	9				
13,000	10				
14,000	11				
15,000	11				
16,000	12				
17,000	13				
18,000	14				
19,000	14				
20,000	15				
21,000	16				
22,000	17				
23,000	17				
24,000	18				
25,000	19				
30,000	23				
35,000	27				
40,000	30				
45,000	34				
50,000	38				
55,000	42				
60,000	46				
65,000	49				
70,000	53				
75,000	57				
80,000	61				
85,000	65				
90,000	68				
95,000	72				
100,000	76				
Each Additional \$1,000 Add:				\$0.76	

* Additional Extended Coverage meaning: Collapse of Building, Accidental Discharge of Water or Steam, Freezing, Breakage of Glass, Falling Objects, Vandalism and Malicious Mischief

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

VANDALISM/MALICIOUS MISCHIEF PREMIUM CHART

All Territories - One Year Basis

Amount of Insurance	Vandalism/Malicious Mischief
\$1,000	\$1
1,500	1
2,000	1
2,500	1
3,000	1
3,500	1
4,000	1
5,000	1
6,000	1
7,000	1
7,500	1
8,000	1
9,000	1
10,000	1
11,000	1
12,000	1
13,000	2
14,000	2
15,000	2
16,000	2
17,000	2
18,000	2
19,000	2
20,000	2
21,000	3
22,000	3
23,000	3
24,000	3
25,000	3
30,000	4
35,000	4
40,000	5
45,000	5
50,000	6
55,000	7
60,000	7
65,000	8
70,000	8
75,000	9
80,000	10
85,000	10
90,000	11
95,000	11
100,000	12
Each Additional \$1,000 Add:	0.12

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

ALL RISK PREMIUM CHART

Amount of Insurance	All Risk Base Premiums	Territory	All Risk Territory Multipliers
\$1,000	\$1	1	1.494
1,500	1	2	1.499
2,000	2	3	1.405
2,500	2	4	1.281
3,000	3	5	1.540
3,500	3	6	1.083
4,000	3	7	1.159
5,000	4	8	1.751
6,000	5	9	1.858
7,000	6	10	1.797
7,500	6	11	1.671
8,000	7	12	1.172
9,000	8	13	0.919
10,000	9	14	1.135
11,000	9	15C	1.336
12,000	10	15N	1.602
13,000	11	16C	1.476
14,000	12	16N	1.344
15,000	13	16S	1.333
16,000	14	17	1.365
17,000	14	18	1.335
18,000	15	19C	1.425
19,000	16	19N	1.456
20,000	17	20	1.699
21,000	18		
22,000	19		
23,000	20		
24,000	20		
25,000	21		
30,000	26		
35,000	30		
40,000	34		
45,000	38		
50,000	43		
55,000	47		
60,000	51		
65,000	55		
70,000	60		
75,000	64		
80,000	68		
85,000	72		
90,000	77		
95,000	81		
100,000	85		
For Each Additional \$1,000 Add:		\$0.85	

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

**PREMIUM CHART NO. 4
Greenhouses Extended Coverage Rates**

	Rates per \$100 Insurance			
	Territory 5,6,7, 12,13,14,15C	Territory 2,3,4, 16C,16S,17,19C	Territory 15N, 16N,18,19N,20	Territory 1,8,9,10,11
Plain Glass	\$7.03	\$7.43	\$8.77	\$7.99
All Other	0.16	0.16	0.67	0.51

**PREMIUM CHART NO. 5
Cloth Awnings Extended Coverage Rate**

	Rates per \$100 Insurance			
	Territory 5,6,7, 12,13,14,15C	Territory 2,3,4, 16C,16S,17,19C	Territory 15N, 16N,18,19N,20	Territory 1,8,9,10,11
Rate	\$2.96	\$3.13	\$8.84	\$10.67

**PREMIUM CHART NO. 6
Radio & Television Antenna Extended Coverage Rate**

\$3.38 per \$100

**PREMIUM CHART NO. 9
Residential Glass**

Residence glass coverage may be provided by attaching endorsement TDP-009.

Premium Charges

Unscheduled Glass - A one year premium of \$12.86

Scheduled Glass - Show the type, size, ornamentation, location in building and value for each item of glass.

The premium per \$100 of insurance is \$5.36.

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

**PREMIUM CHART NO. 11
Vacancy Clause (TDP-011)**

For vacancy periods in excess of 60 days, charge:

Peril of Fire and Lightning	0.025 per month per \$100 insurance
Peril of Fire and Lightning*	0.025 per month per \$100 insurance
Peril of Vandalism & Malicious Mischief	0.120 per month per \$100 insurance

* For Fire Resistive, Semi-Fire Resistive, and/or Sprinklered Risks

**PREMIUM CHART NO. 12
Miscellaneous Property Schedules (TDP-012)**

The following annual premiums per \$100 of insurance apply to the types of property listed below when specifically insured under the policy. When reference is made to the Dwelling Fire Premium Tables or EC Premium Charts, use the construction of the main dwelling to determine applicable premium. Property listed below is subject to a 1% deductible (minimum deductible \$100).

NOTE: Deductibles do not apply to cloth awnings, flag, poles, TV and radio antennas, or satellite dishes when specifically insured.

Type of Property	Annual Premium per \$100 insurance		
	Fire	EC	All other Perils
All Outbuildings not Otherwise Classified	Use Dwelling Fire Premium Tables	Use Dwelling EC Premium Charts	Use Add'l Perils/ All Risk
Boat Houses or Boat Docks, wholly or partially over water (not floating) and/or contents	Use Dwelling Fire Premium Tables	\$0.610	Use Add'l Perils/ All Risk
Cloth Awnings	Use Dwelling Fire Premium Tables	Use Premium Chart No. 5	Use Add'l Perils/ All Risk
Fences	Use Dwelling Fire Premium Tables	Use Dwelling EC Premium Charts	Use Add'l Perils/ All Risk
Flag Poles	\$0.085	\$0.392	Use Add'l Perils/ All Risk
Flood Lights:			
Wood Poles	\$0.146	\$0.392	Use Add'l Perils/ All Risk
Metal Poles	\$0.085	\$0.392	Use Add'l Perils/ All Risk
Greenhouses & Contents - Plain Glass	Use Dwelling Fire Premium Tables	Use Premium Chart No. 4	Use Add'l Perils/ All Risk
Greenhouse & Contents-Other	Use Dwelling Fire Premium Tables	Use Premium Chart No. 4	Use Add'l Perils/ All Risk
Land & Outside Site Improvements	\$0.085	\$0.044	Use Add'l Perils/ All Risk
Swimming Pools:			
Masonry, Tile or Concrete	\$0.085	\$0.044	Use Add'l Perils/ All Risk
All Others	\$0.146	\$0.044	Use Add'l Perils/ All Risk
Tennis & Slab Courts	\$0.085	\$0.044	Use Add'l Perils/ All Risk
TV and Radio Antenna, Satellite Dishes Including Lead-in Wiring	Use Dwelling Fire Premium Tables	Use Premium Chart No.6	Use Add'l Perils/ All Risk
Trees, Plants & Shrubs	Use Dwelling Fire Premium Tables	\$1.451	\$0.051
Windmills, Windchargers	\$0.085	\$0.392	\$0.051

Abbreviation: EC-Extended Coverage

For property with rates (i.e. boat houses) and properties which are referred to other specific premium charts (i.e. cloth awnings), no territorial multiplier applies.

TEXAS PERSONAL LINES MACHINE LETTER

Dwelling

PREMIUM CHART NO. 18

Tenant Occupancy Charge (Applicable to all dwelling properties)
The following tenant charges are to apply to all policies (on a per item basis)
covering either building or contents.

Amount of Insurance	Tenant Charge/One Year
\$1,000	\$2.43
1,500	2.43
2,000 or over	2.43